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25 Chilcott Close



Tiverton 1.25 miles, M5 (J27)/Tiverton Parkway 6 miles, Exeter 15.5 miles

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## A well-proportioned bungalow with garage, garden and off-road parking.

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- Semi-detached bungalow
- Two bedrooms
- Conservatory
- Established front and rear gardens
- Garage & Off-road Parking
- Storage shed
- In need of modernisation
- Close to town centre
- Council Tax Band B
- Freehold

Guide Price £250,000

### SITUATION

The property is situated in a quiet cul-de-sac, within easy reach of the Great Western Canal tow path offering miles of delightful walking and the opportunity to observe the associated wildlife.

Tiverton has an excellent range of shopping, banking, recreational, healthcare and educational facilities including Blundell's School, which offers discounted fees to local students. There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

### DESCRIPTION

Located in a quiet cul-de-sac, 25 Chilcott Close is a semi-detached bungalow situated a short distance from the town centre. In need of modernisation, this property has plenty on offer with driveway parking, garage and mature front and rear gardens.

### ACCOMMODATION

The entrance gives access to the main hallway and all principal rooms. The well-proportioned sitting room sits with a front aspect overlooking the front garden, whilst the kitchen and conservatory are located to the rear. The kitchen offers wall and base units, oven, hob and extractor fan. Sliding doors lead through to the conservatory with double doors out to the rear garden.

Bedroom one offers a rear garden aspect, whilst bedroom two is located to enjoy views of the front garden. The bathroom comprises of bath with shower over, wash basin and WC.

### OUTSIDE

To the front of the property is delightful lawn with mature plants and shrubs. The tarmac driveway offers ample parking for approximately three vehicles.

On the western side of the property is the attached garage and store. The garage, with up and over door, power and lighting offers further space for a vehicle or additional storage. Additional wall and base units along with a sink are currently in situ. Pedestrian access can be made from the garage to the conservatory.

To the rear, the garden offers a lawned area with pond, paved seating areas and raised beds with mature plantings and shrubbery. A secure store can also be accessed from the garden.

### SERVICES

Mains electricity, water and drainage. Heating via night storage heaters. Ofcom predicted broadband services - Standard: Download 10Mbps, Upload 0.9Mbps. Superfast: Download 75Mbps, Upload 20Mbps. Ultrafast: Download 900Mbps, Upload 200Mbps. Ofcom predicted mobile coverage for voice and data: Internal (Limited) - EE & O2. External - EE, Three, O2 and Vodafone. Local Authority: Mid Devon District Council.

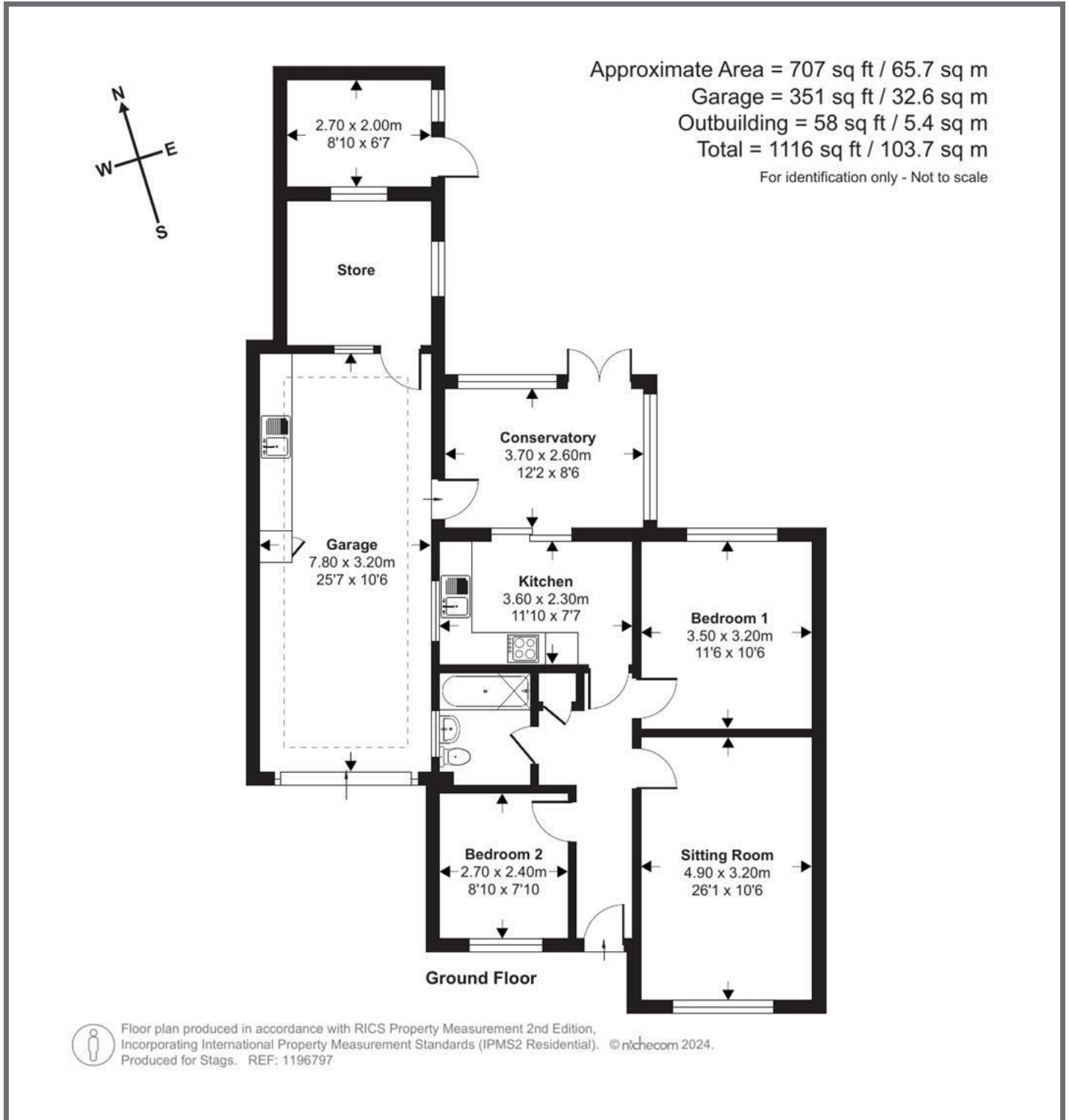
### VIEWINGS

Strictly by appointment only through the agents.

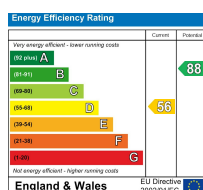
### DIRECTIONS

From Blundell's School, continue out of Tiverton towards Halberton and turn right into Tidcombe Lane. Continue up the hill passing straight over the mini roundabout and the old railway line. After approximately 350 yards, turn right onto Marina Way, taking the first left onto Chilcott Close. Proceed a short distance, where the property can be found on the right hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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