



13 Gardenia Drive

13, Gardenia Drive, Tiverton, EX16 6UH



M5/J27 7 miles. Tiverton Parkway 8 miles.
Exeter City Centre 15 miles. Taunton 20
miles

13 Gardenia Drive is a spacious two bedroom semi-detached house in a quiet yet convenient location, with planning permission to create a third bedroom with en suite and a large open plan ground floor.

- Recently modernised
- No onward chain
- Approximately 150 yards to amenities
- Planning permission granted for a two storey extension
- Corner plot
- Rear garden with a patio and dining area
- Private driveway with space for three cars
- EPC Rating C
- Council tax band B
- Freehold

Guide Price £260,000



SITUATION

The property is ideally situated close to local schools. It's also just a short distance from Knightshayes, a beautiful National Trust property known for its stunning gardens and parkland. For everyday conveniences, Tesco Express is within walking distance, approximately 150 yards away, providing easy access to groceries and essentials. Additionally, the junction for the North Devon Link Road is a short distance away, accessible in either direction, ensuring quick and convenient travel to surrounding areas and beyond.

DESCRIPTION

13 Gardenia Drive is a spacious two-bedroom semi-detached house located on the outskirts of the popular market town of Tiverton, with off street parking and rear garden. The property benefits from approved planning permission for a two-storey extension offering an additional bedroom with en suite, and opening up the ground floor accommodation to give an open plan living/dining room.

ACCOMMODATION

The kitchen is located to the front of the property equipped with a range of wall & base units, ceramic sink, electric oven, gas hob and ample counter and storage space, ideal for cooking and dining. To the rear of the property is a large sitting room with sliding doors leading out to the garden.

Upstairs, the property consists of two bedrooms and family bathroom. The principal bedroom is located to the rear of the property overlooking the garden and a view of the hills beyond, bedroom two is a good-sized double with built in storage. The family bathroom is fitted with shower over bath, wash basin and WC.

OUTSIDE

The rear garden features a paved patio,

perfect for outdoor dining, beyond is a gravelled area with gated access leading to the side of the property. Parking for three vehicles can be found here beside the property.

AGENTS NOTE

Planning permission has been granted for a two-storey side extension. For further information please contact the agent or to view the planning application online please use the planning reference number 22/01213/HOUSE on the Mid Devon planning portal.

SERVICES

Mains gas, electricity, water and drainage.
Gas central Heating
Ofcom predicted broadband services -
Standard: Download 0.6Mbps, Upload 0.7Mbps. Superfast: Download 56Mbps, Upload 12Mbps. Ultrafast: Download 1000Mbps, Upload 220Mbps.
Ofcom predicted mobile coverage for voice and data: Internal - EE (Limited) & O2 (Limited). External - EE, Three, O2 & Vodafone
Local Authority: Mid Devon District Council.

INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments, please contact our Lettings department on 01884 232872.

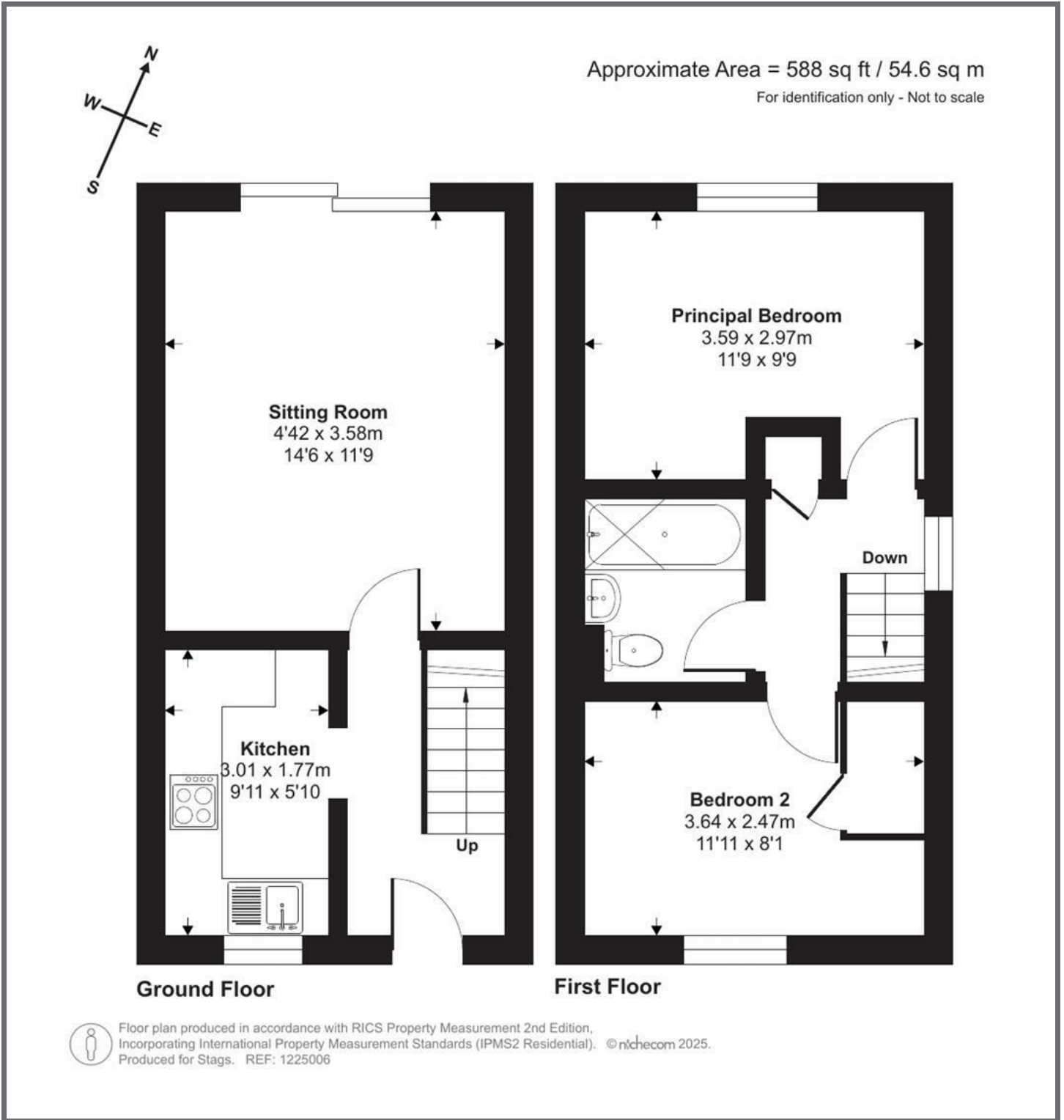
VIEWINGS

Strictly by appointment only through the agents.

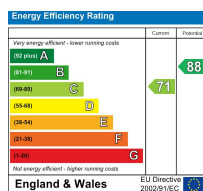
DIRECTIONS

Proceeding west bound on the A361 (North Devon Link Road) take the Gornhay junction signposted Bickleigh/Tiverton, proceeding towards Tiverton (A396). At the second roundabout, take the third exit onto Lea Road. After ½ a mile turn right opposite Tesco Express, onto Gardenia Drive. Follow the road for approximately 130 yards, where the property can be found on the left just before Aspen Way.





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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