



18 Courtney Road

18, Courtney Road, Tiverton, EX16 6EE



Tiverton Town Centre. M5 (J27)/Tiverton Parkway Station: 7 miles. Exeter 14 miles.

A well presented two bedroom, end of terrace home, located in the heart of Tiverton, offering front and rear gardens, and off-road parking (STP).

- End of Terrace Property
- Two Bedrooms
- Kitchen and Separate Utility
- Enclosed Rear Garden
- Gravelled Area to the Front
- Close to amenities
- Investment Opportunity
- EPC Band C
- Council Tax Band A
- Freehold

Guide Price £235,000



SITUATION

Tiverton town offers a wide range of amenities including a leisure centre, hospital, banks/building societies, shops and supermarkets catering for a variety of needs. There are a wide range of schools locally, suitable for all ages, with Two Moors Primary School just a stones throw away.

There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

DESCRIPTION

Conveniently located, 18 Courtney Road is an end of terrace house situated a short distance from the town centre. This property has been finished to an excellent standard with front and rear gardens.

ACCOMMODATION

The ground floor features an entrance hallway with stairs leading to the first floor. A lounge sits to the front of the property and offers a large window with front aspect as well as an electric fire. The spacious kitchen/dining area sits to the rear of the property offering a range of wall and base units, space for a freestanding oven, extractor fan over, large one and a half sink with drainage board and space for a fridge freezer. The kitchen leads through to a utility space offering additional space for appliances and additional storage.

Upstairs are two good sized bedrooms. The spacious master bedroom offers built in storage and ample space for additional furniture. Bedroom two offers flexibility of a further bedroom or office space depending on requirements. The

family bathroom comprises of bath with shower over, wash basin and WC.

OUTSIDE

To the front of the property is an area of lawn bordered with flowerbeds and mature shrubs, with a further gravelled area with enough space for a vehicle.

A side gate leads through to the enclosed rear garden offering a useful storage space to the side and a good sized lawn with mature trees and shrubbery.

SERVICES

Mains electricity, water, drainage and gas. Gas central heating. Ofcom predicted broadband services - Standard: Download 16Mbps, Upload 1Mbps. Superfast: Download 80Mbps, Upload 20Mbps. Ofcom predicted mobile coverage for voice and data: Internal -EE and Limited coverage via Three, O2 and Vodafone. External - EE, Three, O2 and Vodafone. Local Authority: Mid Devon District Council.

VIEWINGS

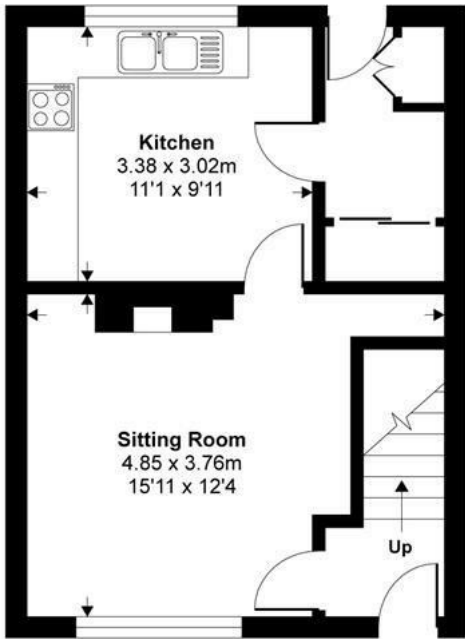
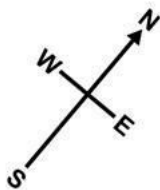
Strictly by appointment with the agent please.

DIRECTIONS

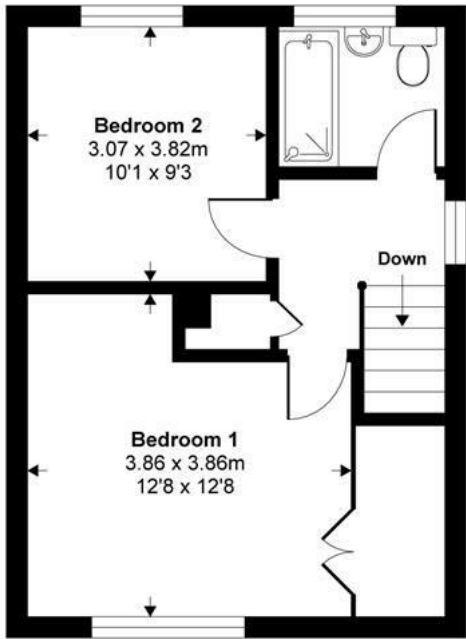
From the M5, travel west bound on the A361, taking the third exit sign posted "Gornhay". At the top of the slip road, take the first exit and proceed towards Tiverton. At the roundabout, take the third exit on to Lea Road and the first left on to Beech Road. Continue for approximately half a mile and opposite Two Moors primary school, turn left, where the property can be found on your right hand side left after approximately 30yards.



Approximate Area = 756 sq ft / 70.2 sq m
For identification only - Not to scale



Ground Floor

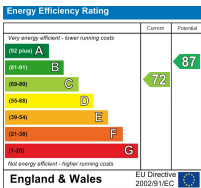


First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1231294

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