



21 Tidcombe Walk

21, Tidcombe Walk, Tiverton, EX16 4FB



Tiverton 1.5 miles, M5 (J27)/Tiverton Parkway 6 miles, Exeter 15.5 miles

A well-presented three-bedroom family home set within the outskirts of Tiverton. Situated in a quiet cul-de-sac close to open countryside, an ideal combination of convenience and comfortable living.

- Three Bedroom Family Home
- No Onward Chain
- Family Bathroom & Master EnSuite
- Enclosed Rear Garden
- Off-Street Parking via Carport
- Quiet Cul-de-Sac Location
- Excellent Transport Links
- Superb investment property
- Council Tax Band B
- Freehold

Guide Price £275,000



SITUATION

The property is situated in a quiet cul-de-sac and just a short walk from the picturesque Grand Western Canal and the Old Railway Line. Tiverton has an excellent range of retail, 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

This impressive three-bedroom family home offers an ideal combination of location and living space. The property benefits from three well-proportioned double bedrooms, two-bathrooms, spacious lounge, open-plan kitchen-dining room, carport and enclosed rear garden.

ACCOMMODATION

Entering through the front door, you are welcomed into a spacious central entrance hall with a built-in cupboard. The open-plan kitchen-dining room is a practical space that can easily fit a large dining table. The kitchen offers white wall and base units with tiled splashbacks, an integrated oven and 4-ring gas hob. There is further space for a fridge freezer and plumbing for a washing machine. A door leads out to the rear garden. The well-proportioned, dual aspect, lounge offers plenty of space for furniture, with sliding doors that open to the rear garden. There is also a cloakroom with a wash basin and WC off the central hallway.

Stairs rise to the first-floor landing, of which there are three double bedrooms and family bathroom. The main bedroom features built-in wardrobes and an en suite. The family bathroom has a bath with shower over, wash basin and WC.

OUTSIDE

The rear garden is low maintenance, offering a small patio area perfect for outdoor seating, alfresco dining or relaxing. The layout provides a great balance of space without the need for constant upkeep. Additionally, the property

includes a carport, providing convenient off-road parking for one vehicle.

SERVICES

Mains electricity, water, gas and drainage. Gas central heating.
Ofcom predicted broadband services - Standard: Download 18Mbps, Upload 1Mbps. Ultrafast: Download 900Mbps, Upload 900Mbps.
Ofcom predicted mobile coverage for voice and data: Internal (Limited): Three, EE, O2 & Vodafone. External: Three, EE, O2 & Vodafone. Local Authority: Mid Devon District Council.

AGENTS NOTE

There is a management company responsible for the maintenance of the communal areas.
Management Company: Meadfleet Outdoor Management Services
Annual charges: approximately £100 per annum (subject to change 6 monthly)

INVESTMENT OPPORTUNITY

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

VIEWINGS

Strictly by appointment through the agents please.

DIRECTIONS

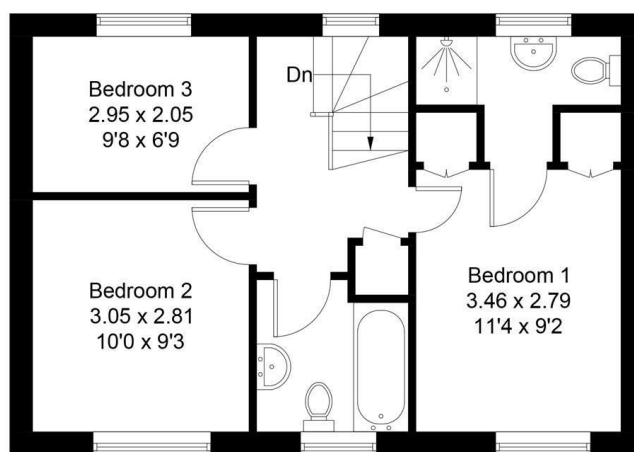
From the M5 (Junction 27), proceed westbound on the A361 (North Devon Link Road), taking the third exit signposted Bickleigh/ Tiverton/ A396. At the end of the slip road, take the first exit, continuing over the next roundabout, remaining on the A396/ Heathcoat Way. At the next roundabout, take the first exit, signposted Halberton. After 0.5 mile, having passed Blundells School, turn right onto Tidcombe Lane. After a short distance, at the mini-roundabout, take the second exit on to Tidcombe Lane and follow the road round to the left, where the property will be found in front of you, to the right of the archway.



Approximate Gross Internal Area = 81.1 sq m / 873 sq ft



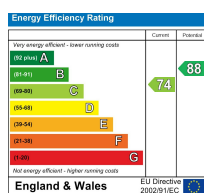
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1177889)

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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