



11 Taylors Court



SITUATION

Situated just over a mile from the centre of Tiverton, 11 Taylors Court lies in the ever popular Moorhayes area. Tiverton, an old market town, offers a superb range of amenities. For everyday conveniences, Tesco Express is within walking distance, approximately 150 yards away, providing easy access to groceries and essentials, however larger supermarkets, such as Tesco, Morrisons Lidl and M&S Foodhall are all available within the town. Additional amenities include; independent shops and cafes, doctors, dentists, veterinary practices, gyms, bank/building society, 18-hole golf course, swimming pool, weekly markets, hospital and a range of schooling options for all ages. Also, the property sits, just a short distance from Knightshayes, a beautiful National Trust property known for its stunning gardens and parkland.

A short distance away is the A361 (North Devon Link Road), offering easy links to the North Devon Coastline and M5 motorway alike. Adjacent to Junction 27 of the M5, lies Tiverton Parkway Train Station providing direct links to London, whilst Exeter and Bristol airport are also within commuting distance.

DESCRIPTION

A delightful red-brick property, sits in a prime location within the popular Moorhayes area of Tiverton. Superbly located for all aspects of life, this property offers two bedrooms, two reception rooms, enclosed rear garden and off-road parking.

ACCOMMODATION

The entrance hallway welcomes you into the property and provides access to the kitchen and sitting room. The kitchen comprises of wall and base units with laminate worktops, and space for further appliances. The sitting room lies at the centre of the property with sliding doors giving access to the garden room and rear garden beyond.

Stairs rise up from the entrance hallway to the first-floor landing with airing cupboard. The master bedroom lies to the rear of the property

with views over the garden. Bedroom two offers a front aspect and built-in storage. The family bathroom offers bath with shower over, wash basin and WC.

OUTSIDE

The enclosed rear garden, mainly laid to lawn offers space for two garden sheds as well as a paved seating area ideal for alfresco dining in the summer months.

To the front of the property is a further area of lawn bordered by a mature hedge and a paved path to the front door.

Driveway parking to the side of the property offers space for two vehicles with gated access to the rear garden.

SERVICES

Mains electricity, water, gas and drainage. Gas central Heating
Ofcom predicted broadband services -
Standard: Download 6Mbps, Upload 0.7Mbps.
Superfast: Download 67Mbps, Upload 20Mbps.
Ultrafast: Download 1800Mbps, Upload 220Mbps.
Ofcom predicted mobile coverage for voice and data: Internal - EE (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 (01884 232872).

VIEWINGS

Strictly by appointment only through the agents.

DIRECTIONS

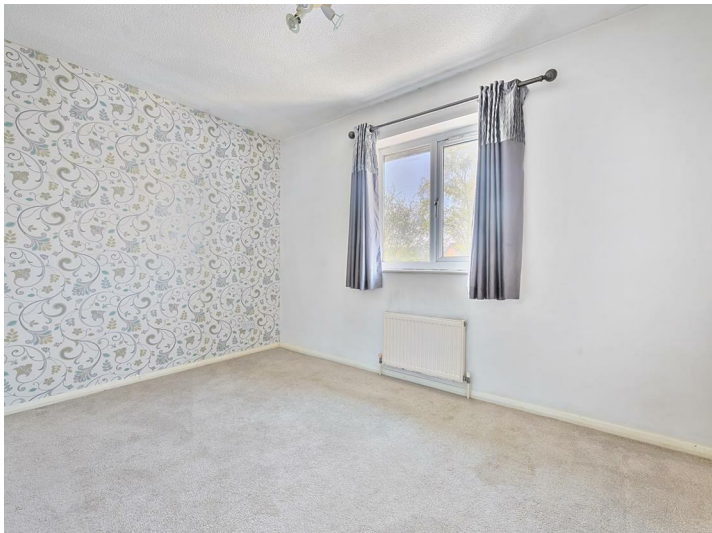
Proceeding west bound on the A361 (North Devon Link Road) take the Gornhay junction signposted Bickleigh/Tiverton. Continue towards Tiverton (A396) and at the second roundabout, take the third exit onto Lea Road. After approximately ½ a mile turn right onto Taylors Court. Follow the road round to the left and the driveway is first on the left.

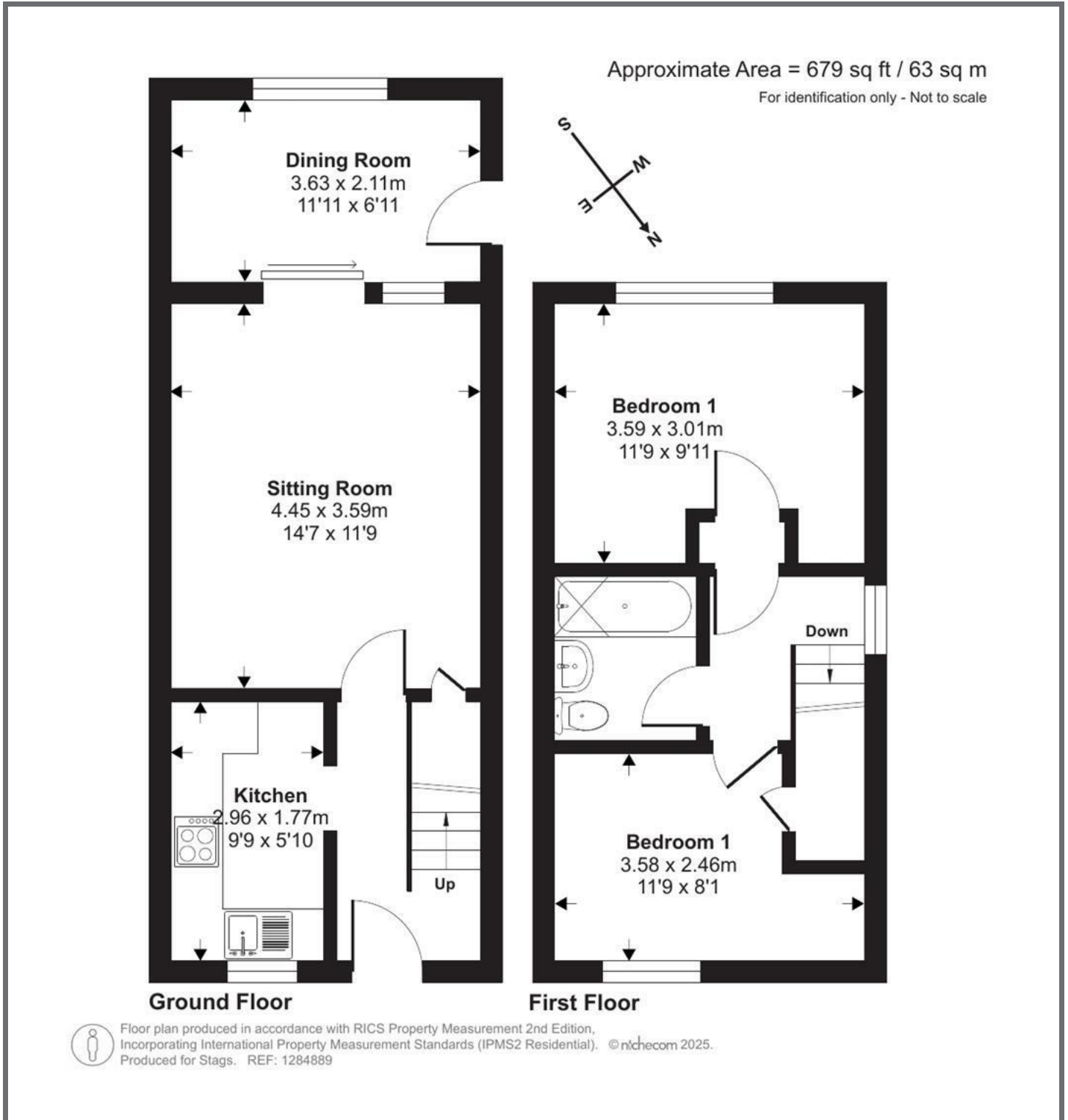
Tiverton Town Centre: 1.5 Miles | M5 (Junction 27): 6 Miles | Exeter Airport: 22 Miles.

A two bedroom, semi-detached, family home set on the outskirts of Tiverton, within easy reach of amenities and transport links.

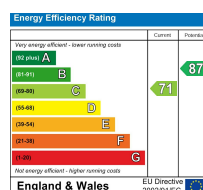
- Semi-Detached
- Two Bedrooms
- Two Reception Rooms
- Front and Rear Garden
- Off-Road Parking
- Excellent Investment Property
- Close to Amenities
- Superb Transport Links
- Council Tax Band B
- Freehold

Guide Price £200,000





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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