



11 Narrow Lane

11, Narrow Lane, Tiverton, EX16 5EL



Tiverton Town Centre 0.6 Miles | M5 J27/
Tiverton Parkway 7.3 Miles | Exeter 15
Miles

A delightful three-bedroom mid-terrace located in the heart of Tiverton.

- Mid-Terraced Family Home
- Three Bedrooms
- Spacious Living/ Dining Room
- Good-Sized Kitchen
- Rear Garden with Patio
- Outside Store
- Excellent Transport Links
- Close to Amenities
- Council Tax Band B
- Freehold

Guide Price £220,000

SITUATION

Situated in The Walronds, the property lies on the outskirts of Tiverton, between Tiverton Town Centre and Ashley. Tiverton offers a wide range of amenities including a leisure centre, hospital, bank/building society, shops and supermarkets catering for a variety of needs. There are schools for all ages, including Blundell's School which offers discounts to local pupils.

There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station. The City of Exeter is just 13 miles distant, and offers a greater range of shopping, schooling and leisure facilities, as well as Exeter International Airport just to the East of the City.

DESCRIPTION

A well-presented, three bedroom, mid-terraced home providing excellent reception space, along with front and rear garden. Located a short distance from the town centre, the property offers excellent access to amenities and transport links in addition to serving as an ideal first-time home or as a buy-to-let investment.

ACCOMMODATION

The front door opens into a well-proportioned hallway with storage cupboard. Beyond, a doorway leads though to a good-sized kitchen with wooden wall and base units, double oven, four-ring hob with extractor over and space for further appliances. External access to the garden can be found at the end of the kitchen. The dual aspect sitting/ dining room lies to the north-west side and runs the full depth of the property, providing a spacious multi-functional room.

Stairs rise to the first floor landing, giving access to all bedrooms. Bedroom one and two are good sized doubles. whilst bedroom

three benefits from a built in storage cupboard. The family bathroom, to the rear of the property offers a bath, separate corner shower unit, wash basin and WC. There is a useful airing cupboard on the landing.

OUTSIDE

The front garden, bordered by a low brick wall and timber edging, benefits from a low maintenance AstroTurf lawn with stone edging and shrubs.

To the rear, the garden benefits from a south-westerly aspect making the most of afternoon and evening sun. A well-proportioned patio is located directly behind the property, ideal for relaxing and entertaining. Beyond is laid lawn with gated rear access. There is also a useful brick store, perfect for all outdoor equipment.

SERVICES

Mains electricity, water, gas and drainage. Gas central heating.

Ofcom predicted broadband services - Standard: Download 8Mbps, Upload 0.9Mbps. Superfast: Download 61Mbps, Upload 14Mbps. Ultrafast: Download 900Mbps, Upload 900Mbps.

Ofcom predicted mobile coverage for voice and data: Internal (Limited) – EE, Three, O2 and Vodafone. External – EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

VIEWINGS

Strictly by appointment with the agents please.

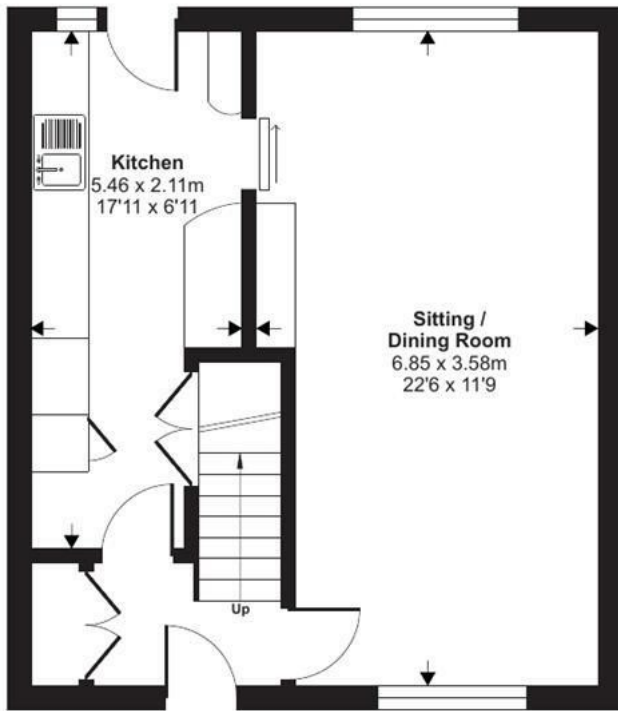
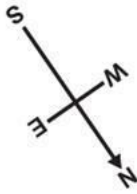
DIRECTIONS

Leave Tiverton, heading south-bound on the A396. Passing the petrol station on the right, take the second right hand turn onto Narrow Lane. After 175 yards the property can be found on the left hand side.

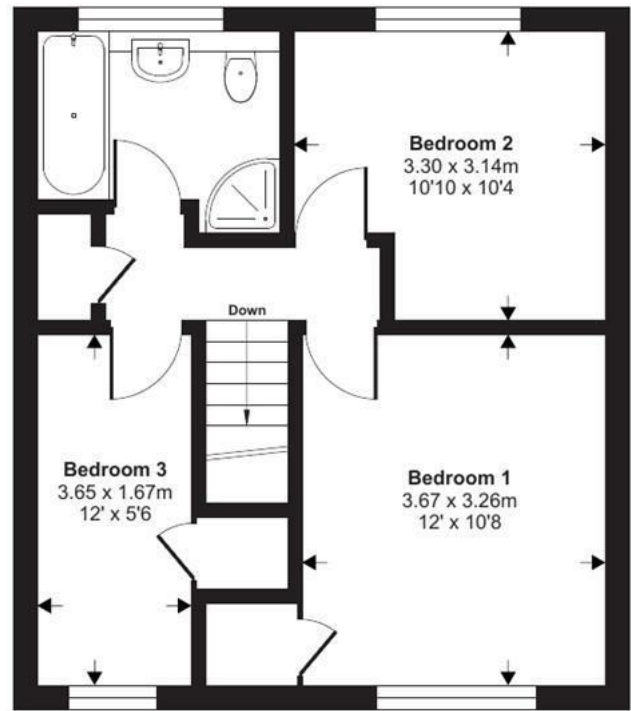


Approximate Area = 876 sq ft / 81.3 sq m

For identification only - Not to scale



Ground Floor

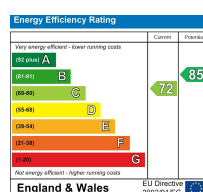


First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1305147

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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