



100 Brewin Road





# 100 Brewin Road

Tiverton, Devon, EX16 5DP

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

Three-bedroom home in a popular residential area,  
offering spacious accommodation, a good-sized  
garden and excellent potential for modernisation.

- In Need Of Modernisation
- Spacious Kitchen/Dining Room
- Family Bathroom
- Useful Outbuilding
- Convenient Location Close To Tiverton Town Centre
- Three Bedrooms
- Comfortable Sitting Room
- Enclosed Rear Garden
- Council Tax Band B
- Freehold

## Guide Price £180,000

### DESCRIPTION

100 Brewin Road is located in a popular residential area of Tiverton, within easy reach of local shops, schools and amenities. This three-bedroom property provides spacious and practical accommodation with scope for updating throughout. The ground floor includes an entrance hall, a light and comfortable sitting room, and a particularly generous kitchen/dining room with direct access to the rear garden. On the first floor there are three bedrooms, two of which are good-sized doubles, along with a family bathroom. To the rear of the property is an enclosed garden, providing space for seating and outdoor activities. A small outbuilding offers useful storage.

### SERVICES

Assumed to be mains electricity, water and drainage, however buyer is to carry out their own investigation.  
Ofcom predicted broadband services - Standard, Superfast & Ultrafast available.  
Ofcom predicted mobile coverage for voice and data: Internal (variable) – EE, Three, O2 and Vodafone. External – EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon District Council.

### AGENTS NOTE

100 Brewin Road is being sold by executors, therefore limited information is known in regards to the property.

### DIRECTIONS

From Bolham roundabout, proceed south heading toward Tiverton Town Centre. At the Exe-Valley Leisure centre take the third exit and proceed over the next two roundabouts remaining on the A3126. Passing Heathcoat Fabrics on the one-way system, at the next mini-roundabout, take the third exit remaining on the one-way system. Take the first left onto Church Street latterly Brewin Road and after 85 yards to property will be found on the right-hand side.

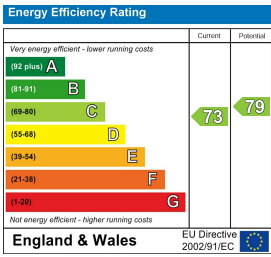






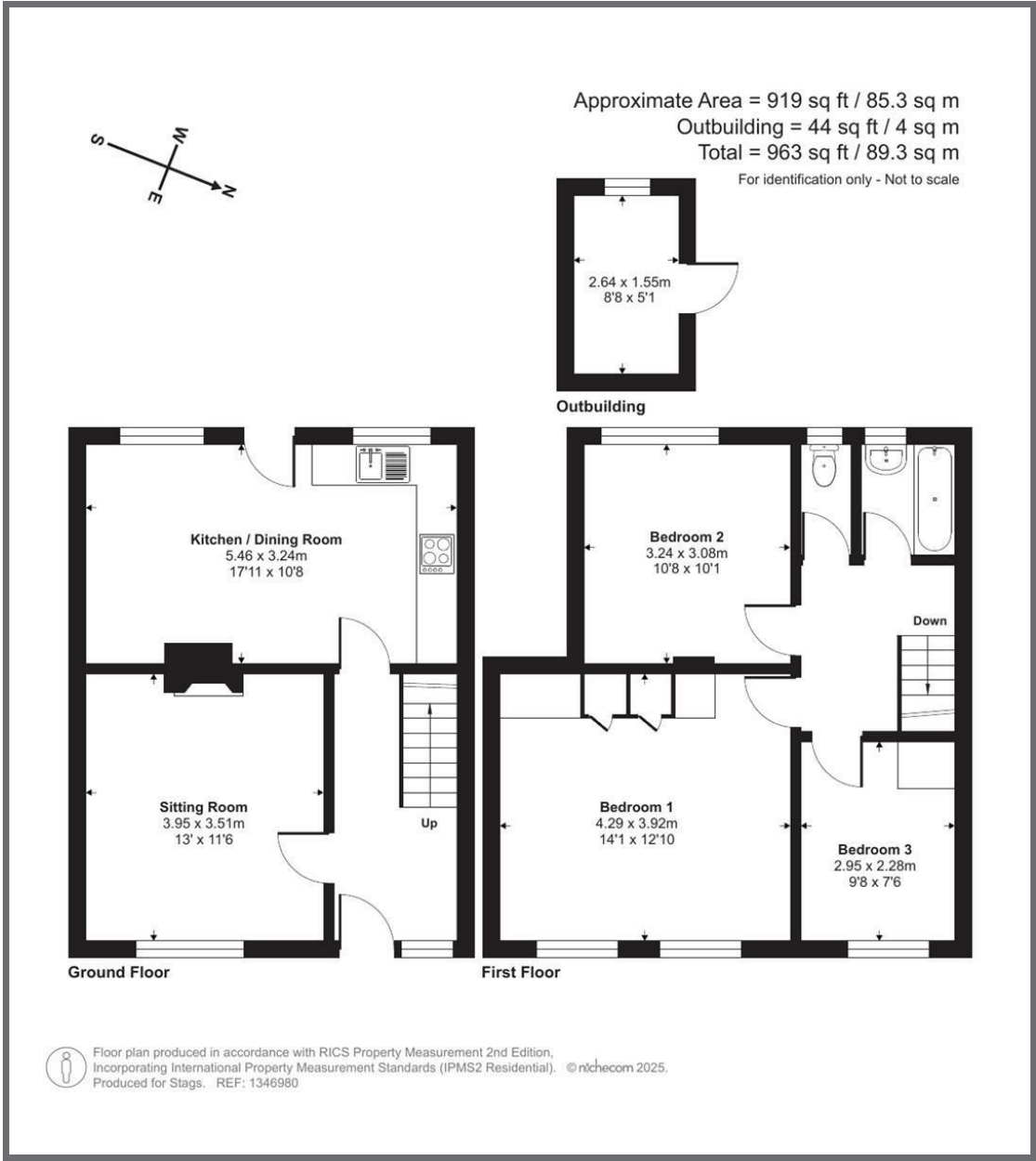


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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