



6 Isabella Road  
, Tiverton, EX16 6EN  
**£1,100 PCM**

 2  1  3  D



6 Isabella Road, Tiverton, EX16 6EN

## Council Tax Band - C

Situated on the Pinnex Moor Development this extended TWO bedroom detached bungalow offers spacious accommodation located in a prime location. The property offers an entrance hall with storage cupboard, spacious kitchen, two double bedrooms, large office/playroom and a family bathroom. The spacious lounge/diner has been extended to create a garden room with French doors leading out onto the 30ft rear garden that benefits from a large single garage and store shed with parking for two vehicles. The property benefits from gas central heating by radiators and double glazed windows and doors. Pinnex Moor is highly regarded in Tiverton known as a desirable area offering many similar properties that is located within a few minutes drive to the town centre or local shops and schools situated nearby. Isabella Road is situated within a stones throw of popular primary schools with parks situated nearby. Tiverton is a rapidly growing Mid Devon Town approximately 6 miles from Junction 27 of the M5 offering easy access to Parkway mainline station servicing London Paddington and Exeter City airport.



## Letting Information

## How to rent this property

## Entrance Hall

**Kitchen**  
12'7" x 7'5" (3.84m x 2.26m)

## Lounge/Diner

16'10" x 11'10" narrowing to 8'2"  
(5.13m x 3.61m narrowing to  
2.49m)

## Study/Garden Room

8'10" x 11'10" (2.69m x 3.61m)

## Bedroom One

9'10" x 10'8" (3.00m x 3.25m)

## Bedroom Two

9'10" x 8'6" (3.00m x 2.59m)

## Study/Playroom

7'9" 7'7" (2.36m 2.31m)

## Family Bathroom

6'5" x 5'5" (1.96m x 1.65m)

## Rear Garden

## Garage

16'0" x 8'8" (4.88m x 2.64m)

## Front Garden

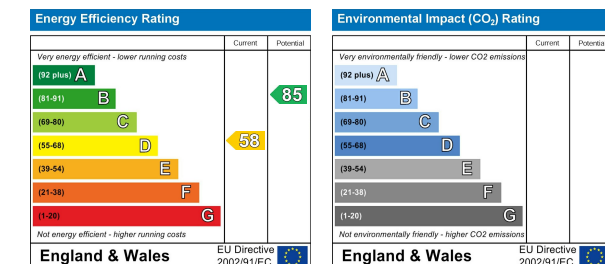
## What3Words



## Floor Plan



## Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.