



15 Follett Road

Tiverton, Tiverton

THREE BEDROOMED DETACHED BUNGALOW BACKING
ONTO THE CANAL LOCATED IN THE DESIRABLE
GLEBELANDS AREA

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Excellent bus routes
- Direct access on to the Grand Western Canal
- South westerly facing rear garden
- Detached bungalow in desirable location
- Parking for THREE cars leading to the garage
- Three good sized bedrooms
- Would benefit from some updating



Situated along excellent bus routes and boasting direct access onto the scenic Grand Western Canal, this south-westerly facing detached bungalow presents a rare opportunity within a desirable location. The property offers a generous parking area for THREE cars leading to the garage, ensuring convenience for residents and visitors alike. The property has been loved by the same family for over 30 years.

Internally, this charming bungalow features three good-sized bedrooms, providing ample space for a family or those seeking additional rooms for a home office or guest accommodation. The property's layout offers potential for customisation and modernisation to suit individual preferences, making it an ideal canvas for those looking to create their dream home.

The property benefits from a south-westerly facing rear garden, providing the perfect setting for outdoor gatherings and relaxation in the sun. The orientation ensures an abundance of natural light throughout the day, creating a bright and inviting atmosphere within the home. With convenient access to the Grand Western Canal, residents can enjoy leisurely walks or cycling along the picturesque waterway, immersing themselves in nature and tranquillity.

Located in a sought-after area, this property offers a peaceful retreat while remaining well-connected to local amenities. Nearby schools provide educational options for families, while shopping areas and dining establishments cater to residents' daily needs. For commuters, the property's close proximity to excellent bus routes ensures convenient travel to nearby towns and cities. Those seeking recreational activities can take advantage of the canal's offerings, including boating and fishing opportunities.

In considering the property's potential, it is noted that some updating would enhance its overall appeal and value. Interested parties are encouraged to envision the possibilities and craft a living space tailored to their tastes and lifestyle whilst living in a well positioned property with vast potential in a desirable location.

To find the property using what3words///teamed.snug.patrolled

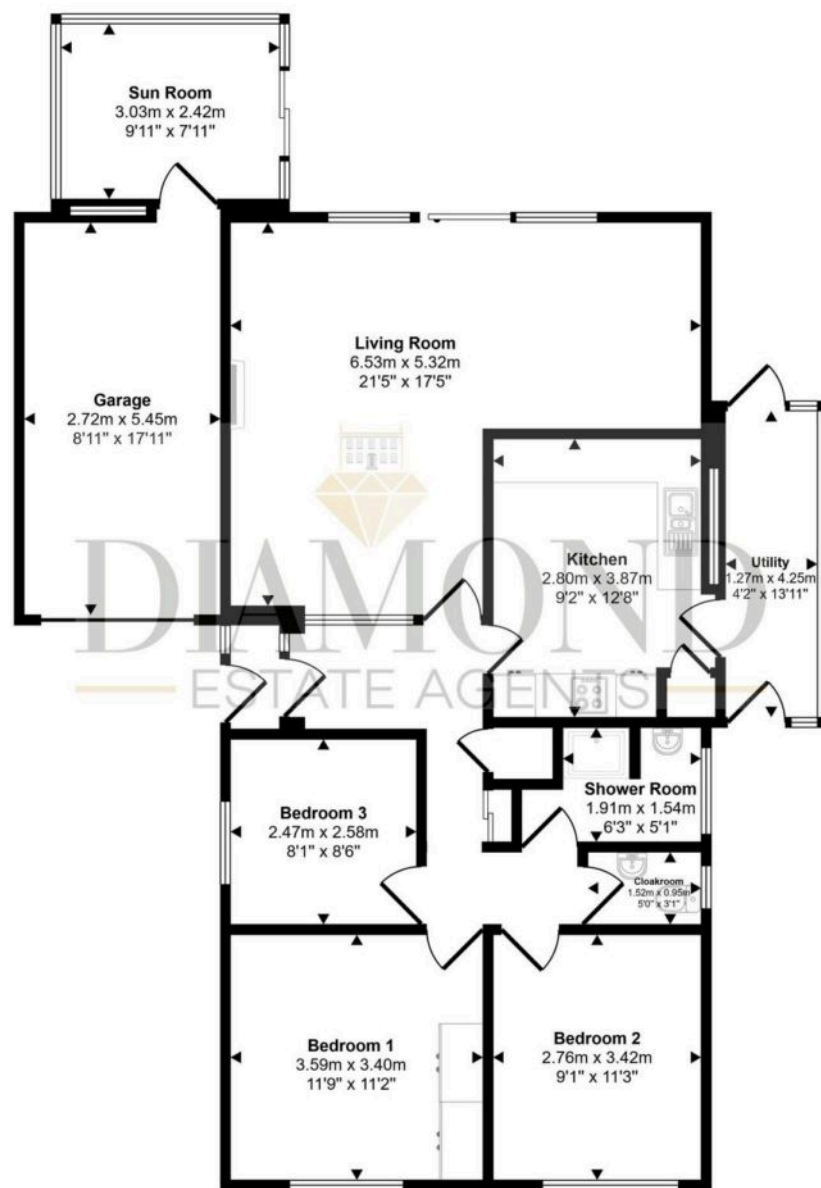
VIEWINGS Strictly by appointment with the award winning estate agents,
Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and





Approx Gross Internal Area
117 sq m / 1264 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Offers in Region of **£375,000**