



7, Station Road, Burlescombe, Tiverton, Devon, EX16 7JJ



Wellington Town Centre 6 Miles - M5
(Junction 27) 4 Miles

A very well presented three
bedroom house with beautiful
gardens in a village location.

- Three Bedrooms
- Family Bathroom
- Living Room/Sun Lounge
- Dining Room
- Kitchen & Utility
- Front & Rear Gardens
- Double Garage
- Downstairs Cloakroom
- Council Tax band C
- Freehold

Guide Price £320,000



SITUATION

Burlescombe offers a primary school and church and also benefits from lovely walks along the tow path to the canal. The M5 motorway is readily accessible at junction 27 approximately 4 miles from the property together with access to Tiverton Parkway railway station situated alongside providing a main line rail link to London Paddington. Wellington is within 6 miles where an excellent selection of shopping, recreational and scholastic facilities can be found.

DESCRIPTION

7 Station Road comprises an entrance hall, dining room, kitchen, utility with cloakroom, sun lounge, living room. To the first floor are three bedrooms and a family bathroom. Outside are established gardens to the front and rear, garage and off road parking.

ACCOMMODATION

Path and a step to the front door leading into the entrance hall with radiator and stairs rising to the first floor. Door to the dining room, a dual aspect room predominantly overlooking the front garden, with space for dining table and chairs, hard flooring, radiator and door to the kitchen. A lovely sized kitchen with; shaker style wall and base units, ample work surfaces, electric oven and hob with extractor fan above, one and a half bowl sink with draining board and mixer tap, radiator and space and plumbing for dishwasher. Double doors through to the spacious open plan sitting room/sun lounge with hard flooring, wood burner and two radiators. Window overlooking the front garden and patio doors to the enclosed back garden. From the kitchen is the utility area with radiator, space and plumbing for a washing machine and tumble dryer, a convenient space for shoes/boots and coats, with door to the rear garden. Within the utility area is the a downstairs WC with wash hand basin.

To the first floor are carpeted stairs and landing, radiator, airing cupboard with storage and shelving. Doors to bedroom one a double bedroom with carpet, radiator, a large built in wardrobe with window and windows overlooking the front of the

property. Bedroom two is a double bedroom with carpet, radiator and windows overlooking the rear garden. Double bedroom with built in wardrobe, carpet, radiator, windows overlooking the front of the property. Modern bathroom suite comprising; wash hand basin within vanity unit, bath with electric shower over, WC, radiator and mirrored medicine cupboard.

OUTSIDE

The front of the property is approached by a path with mature shrubs, plants and trees as well as two areas of lawn. The path wraps round the property to the left hand side through a small gate, this is where the oil tank and oil boiler can be located. From exiting the sitting or utility room there is a large patio area perfect for outside seating. A path runs through the middle of the garden with further mature shrubs, plants, hedges and trees on either side as well as two areas of lawn. The path leads to the rear gate with off-road parking. There is also a shed and timber double garage with lighting and power.

VIEWINGS

Strictly by appointment with the vendor's selling agents, Stags, Wellington Office.

SERVICES

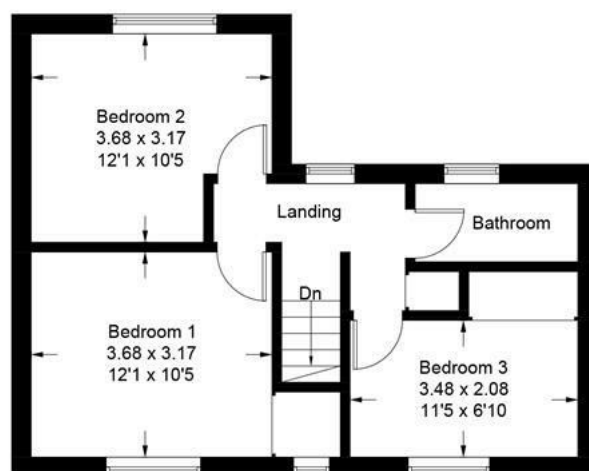
Mains electric, water and drainage. Oil heating. This property has the benefit of superfast broadband(Ofcom). Mobile coverage limited inside & likely outside with EE, Three, O2, and Vodafone (Ofcom).

DIRECTIONS

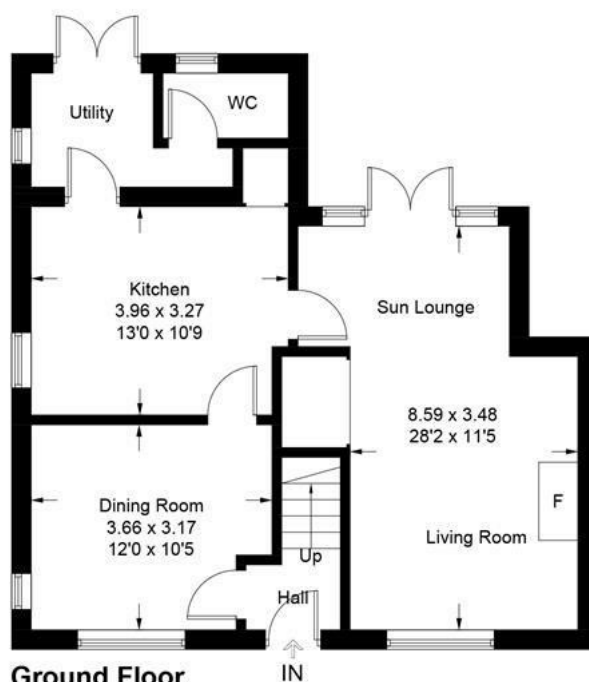
From junction 27 of the M5 motorway take the A38 towards Wellington and having passed over the M5 take the next turning left signposted Burlescombe. Follow the road and shortly after the railway bridge the property can be found on the right hand side opposite the playing field.



Approximate Gross Internal Area = 103.6 sq m / 1115 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1207358)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(41-47) F			
(35-39) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

7 High Street, Wellington, Somerset, TA21 8QT

01823 662822

wellington@stags.co.uk

stags.co.uk