



89 High Street



# 89 High Street

Halberton, Tiverton, EX16 7AG

Tiverton 3 Miles | M5 (J27)/Tiverton Parkway Station 3 Miles

A beautifully presented four-bedroom semi-detached home located in the popular village of Halberton with off street parking and glorious garden set in a large plot.

- Four Spacious Bedrooms
- Separate Large Sitting Room
- Large South Facing Garden
- Conveniently Located
- Council Tax Band D
- Open Plan Kitchen/Dining Room
- Immaculately Presented
- Car Port and Off-Street Parking
- M5 J27/Tiverton Parkway 3 Miles
- Freehold

## Guide Price £450,000

### DESCRIPTION

89 High Street is a glorious four-bedroom semi-detached home with off street parking and a large garden, located in the popular village of Halberton, less than 10 minutes from Tiverton Parkway Station and M5 J27.

The current vendors have resided at the property for just short of 23 years and have sympathetically modernised throughout to create a traditional period home with contemporary features. The property offers over 2000sqft of accommodation with four generous bedrooms and a family bathroom upstairs, along with an attic room which offers further space for storage or an additional living area, downstairs is a stunning open plan kitchen/dining room with a built in pantry, separate living room, downstairs w/c and two sets of double doors to the rear garden.

Outside the property benefits from a car port and separate off-street parking, sitting in a large southerly facing plot, the garden is laid to lawn bordered and complimented by mature plants and shrubbery.

### SERVICES

Mains electricity, water and drainage. Oil Fired Central Heating, Ofcom predicted broadband services - Standard, Superfast & Ultrafast Ofcom predicted mobile coverage for voice and data: Internal (variable) – Three. External – EE, Three, O2 and Vodafone. Local Authority: Mid Devon District Council. Halberton Conservation Area.

### DIRECTIONS

What3Words: ///marketing.pizzas.aviators

Google Drop Pin: <https://maps.app.goo.gl/4qfm4LJoHNAQ1cYx5>





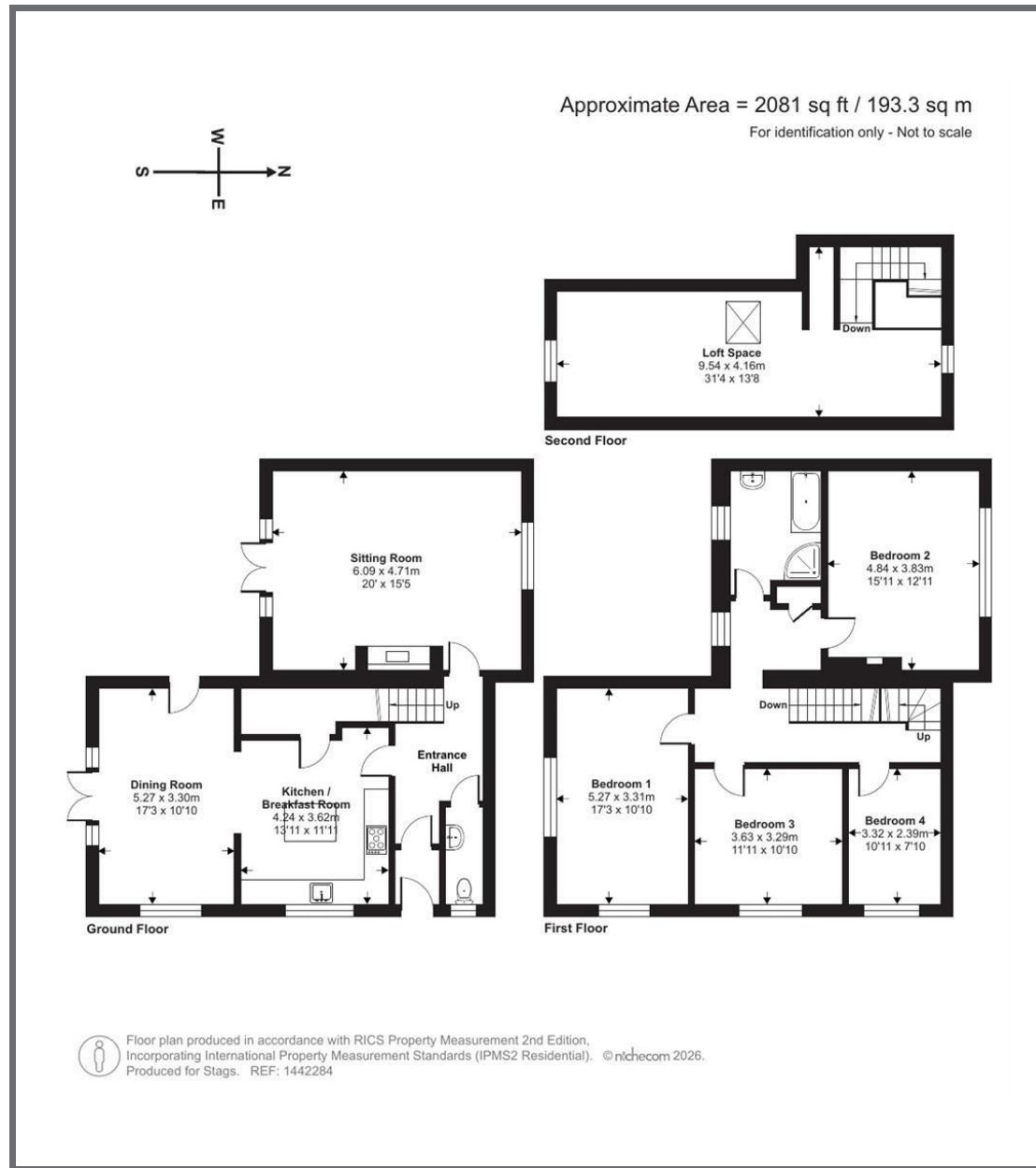
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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