



**Banfield's, Shillingford Tiverton EX16 9BA**



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## **Banfield's, Shillingford Tiverton**

This two bedroom mid terrace home offers spacious accommodation throughout. In brief this includes a Kitchen/diner a spacious lounge. There are two double bedrooms and a modern shower room. Outside, there is a rear enclosed garden and allocated parking.NO ONWARD CHAIN.

### **Description**

Located in a Cul de sac position you will find this two-bedroom mid terrace home. On approaching is residents parking. On opening the front door is a spacious lounge, to the rear kitchen/ dining room with access to the garden. Upstairs you will find two double bedrooms and a modern shower room.

Outside, the rear garden is enclosed and laid to lawn. This property is offered to the market with NO ONWARD CHAIN and will be offered for sale at our auction unless sold prior. For more information contact Fox & Sons Tiverton.

For Sale by Traditional Auction. Grand Connaught Rooms, Great Queen Street 61-65, Covent Garden, London, WC2B 5DA

### **Entrance Hall**

UPVC door to front. Door to lounge, stairs to first floor, radiator.

### **Lounge**

16' 3" Max x 10' 11" Max ( 4.95m Max x 3.33m Max )  
Double glazed window to front. Door to kitchen, open fire, radiator.

### **Kitchen**

19' 3" Max x 7' 5" ( 5.87m Max x 2.26m )  
Three double glazed windows to rear and door to rear. The kitchen is equipped with a range of wall and base units with worktop over. Stainless steel sink one bowl and drainer, induction hob, extractor hood, electric oven built in. Radiator, Understairs storage area.



**Bedroom One**

16' 2" Max x 9' 8" Max ( 4.93m Max x 2.95m Max )  
Double glazed window to front. Built in airing cupboard, radiator.

**Bedroom Two**

10' 10" Max x 8' 8" Max ( 3.30m Max x 2.64m Max )  
Double glazed window to rear. Radiator.

**Bathroom**

Double glazed window to rear. Wash hand basin, WC, walk in shower.

**Front Garden**

Laid to lawn.

**Rear Garden**

The rear garden is fully enclosed and mainly laid to lawn with a concrete area, mature trees and shrubs. Outside shed, oil tank.



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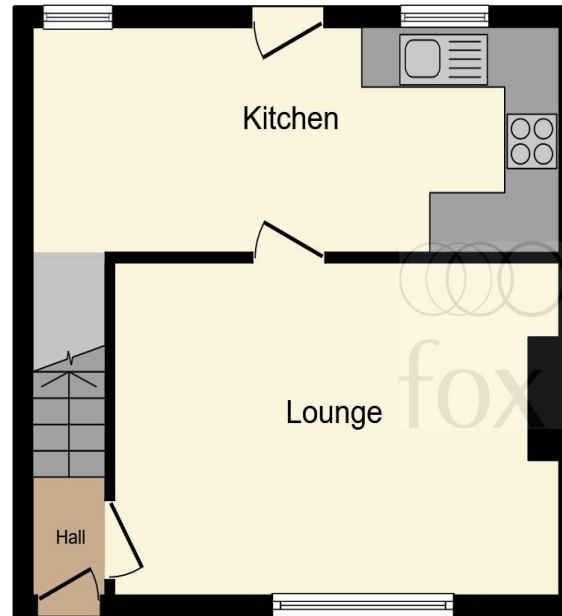
## Banfields, Shillingford Tiverton

- Mid terrace two Bedroom House
- Kitchen/ diner
- Spacious Lounge
- Rear Enclosed Garden
- NO ONWARD CHAIN

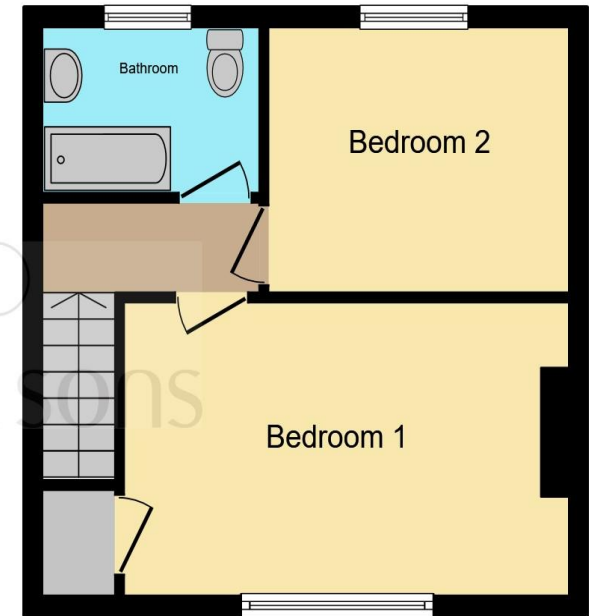
Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£130,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
TVT105865 - 0006

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