



12 Whitebrook Terrace



STAGS

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Holcombe Rogus, Wellington, TA21 0PY

Wellington 7 Miles | M5 Junction 27/Tiverton Parkway 3 Miles | Tiverton 9 Miles

A well presented and maintained home, superbly located within this popular and convenient village giving close access to M5 and Tiverton Parkway Station.

- Well Presented Terraced House
- Large Lounge/Dining Room
- Large Gardens
- LPG Central Heating and Double Glazing
- Council Tax Band B
- 3 Bedrooms
- Fitted Kitchen and Separate Utility
- Backing onto Fields
- M5 J27 and Tiverton Parkway 3 Miles
- Freehold

Guide Price £290,000

DESCRIPTION

A well presented and maintained terraced house with spacious accommodation, benefitting from a large lounge/dining room, modern fitted kitchen and separate utility room. On the first floor are three bedrooms and a modern bathroom suite.

The rear garden is a particular feature, being larger than average, well maintained and backing onto fields. The garden is mainly laid to lawn with several areas to sit out, providing the perfect spaces for entertaining or alfresco dining.

Situated on the edge of Holcombe Rogus, a village benefitting from a vibrant community and offering a primary school, church, public house, garage and village hall. The village is also in the Uffculme school catchment area. Wellington is 7 miles, Tiverton 9 miles and Junction 27 M5 and Tiverton Parkway 3 miles.

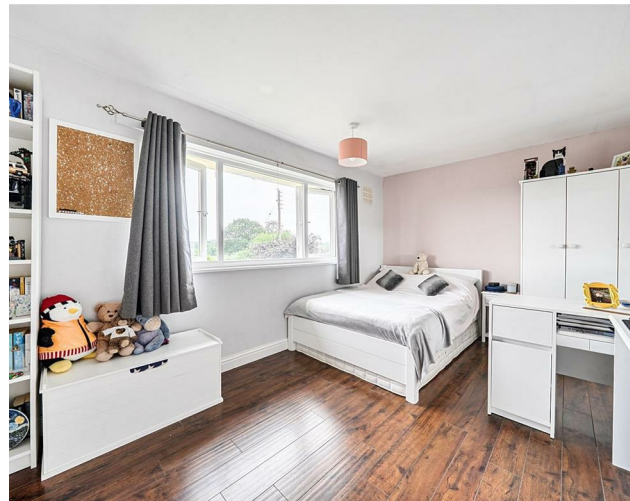
SERVICES

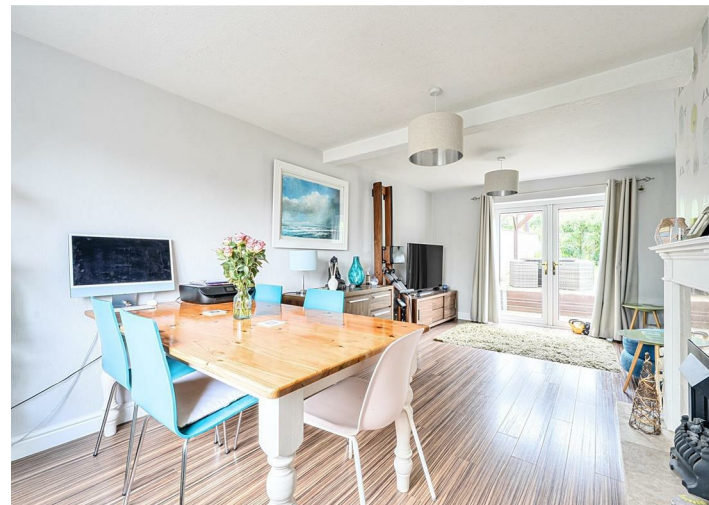
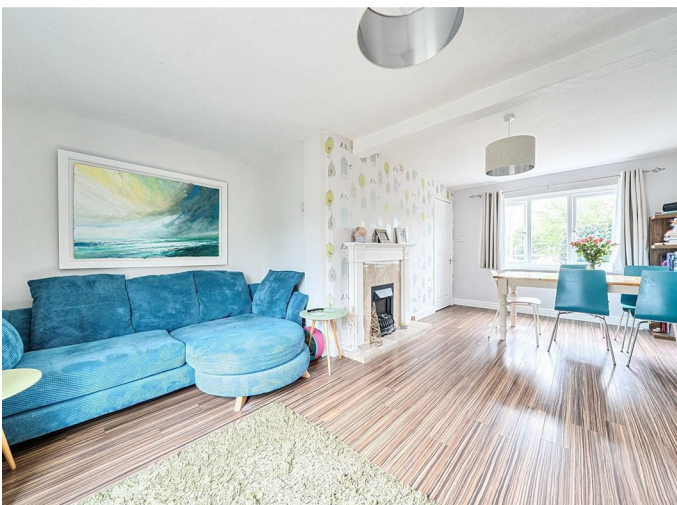
Mains Electricity, Water and Drainage. Gas Central Heating.
Ofcom predicted broadband services – Standard & Superfast broadband available.
Ofcom predicted mobile coverage: Internal - Three (variable). External - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council.

DIRECTIONS

What3Words: ///mural.ventures.finds

Google Drop Pin: <https://maps.app.goo.gl/p5Meq6ArqswJP9187>





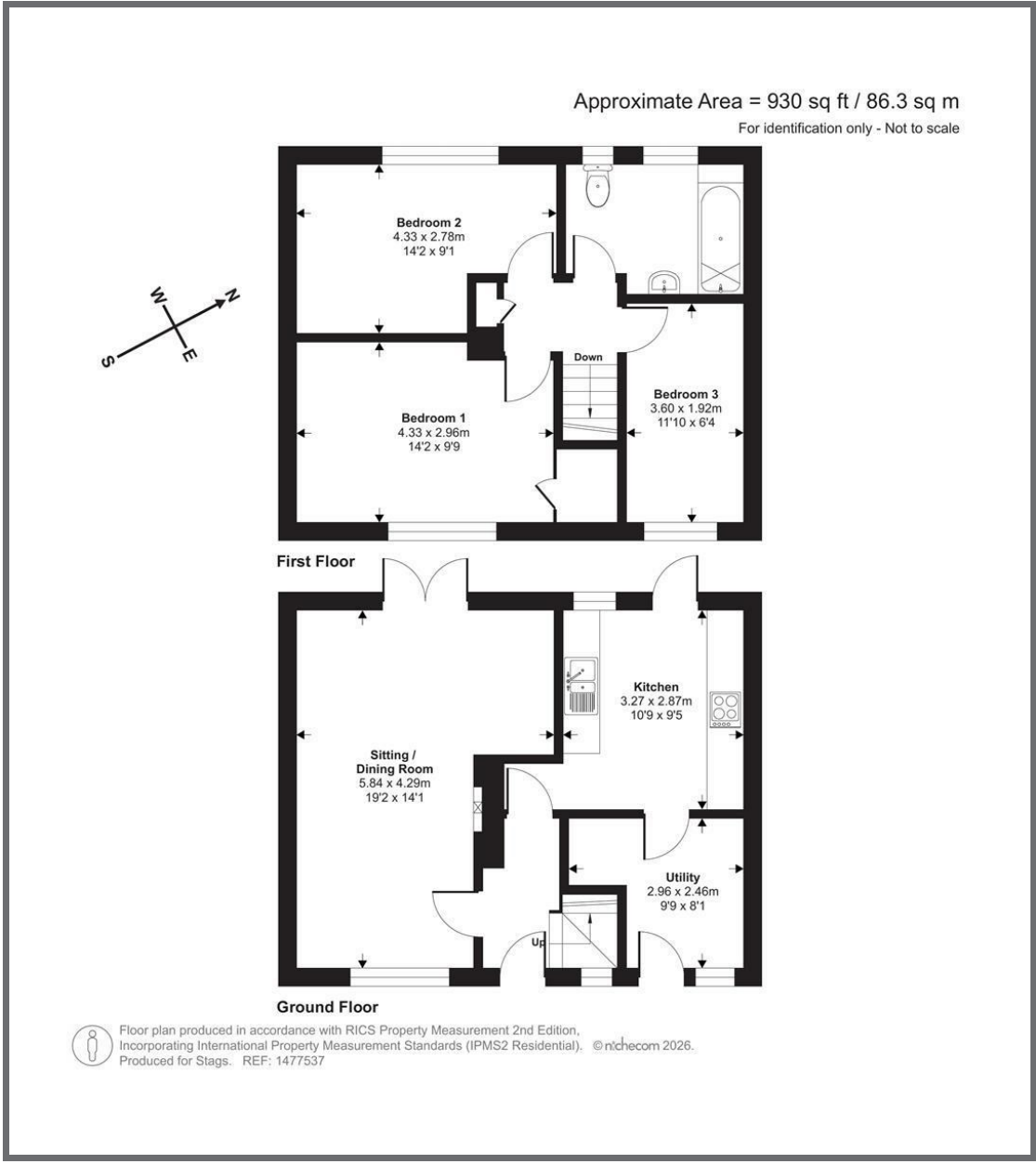
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(41-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

19 Bampton Street, Tiverton,
Devon, EX16 6AA

tiverton@stags.co.uk
01884 235705



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