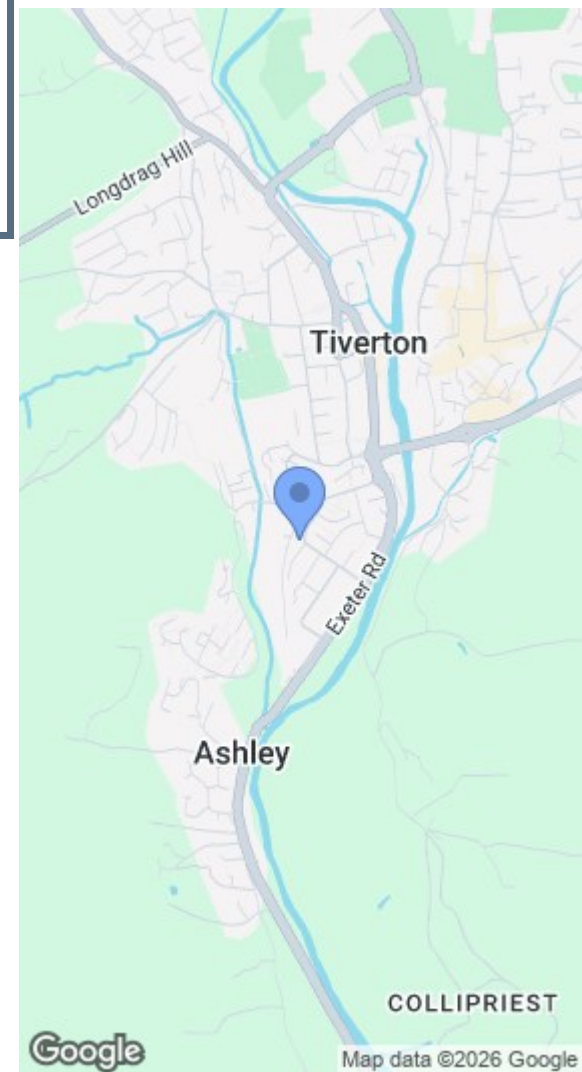




17 Narrow Lane, Tiverton, EX16 5EN
£180,000

Welden
Edwards
Supporting your every move

Bright and full of potential, this spacious two-bedroom home offers a light-filled living room, generous kitchen diner with conservatory, and a substantial rear garden perfect for outdoor living. With ample storage and exciting scope to modernise throughout, it's an ideal opportunity to create a stylish family home or rewarding investment.



Description

Step inside and you are welcomed by a bright entrance hall, setting the tone for the space beyond. To the left, a generously proportioned living room is bathed in natural light from two large windows, creating a wonderfully airy and inviting atmosphere ideal for both relaxing evenings and entertaining guests.

To the right, lies the kitchen diner, a true blank canvas awaiting your personal touch. Thoughtfully arranged in an L-shape, it offers ample countertop space along with slots for a cooker and other white goods. The kitchen also includes a substantial under-stairs storage area. The floor space is plentiful and allows a family sized dining table. The kitchen also features a useful nook, adjacent to the rear door which leads seamlessly into the conservatory- a delightful, social space filled with light and offering tranquil views over the lively garden. The conservatory also benefits from built-in storage, perfect for keeping outdoor equipment or everyday items neatly tucked away.

Upstairs, the property continues to impress. The landing provides access to two spacious double bedrooms, each offering plenty of room for furnishings. Bedroom two features built-in storage cleverly positioned over the stairs, maximising space and practicality. Both rooms highlight the home's flexibility and potential to suit a variety of lifestyles.

The family bathroom, located next to bedroom two, is fitted with a bath and coordinating suite. Like the kitchen, it presents an excellent opportunity for modernisation- inviting you to create a space tailored to your own style and needs.

Externally, the property benefits from a substantial garden—perfect for outdoor living, gardening, or future landscaping projects. With a little imagination and care, this property offers a fantastic opportunity- whether as a rewarding investment or as the foundation for a beautifully personalised family home.

Council tax, services and Tenure

Council Tax Band - A
 Freehold
 Mains Electricity, Water and Drainage

Ofcom Broadband Speeds: Ultrafast 900mbps
 Ofcom Mobile Signal : O2 Limited - EE, Three & Vodafone Likely

Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E			
(21-38) F		29	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



First Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 72.3 sq. metres (777.9 sq. feet)

This plan is for guidance only and is not to be relied upon.
Measurements are approximate.
Plan produced using PlanUp.



