



Hines Court Wellbrook Street

Tiverton

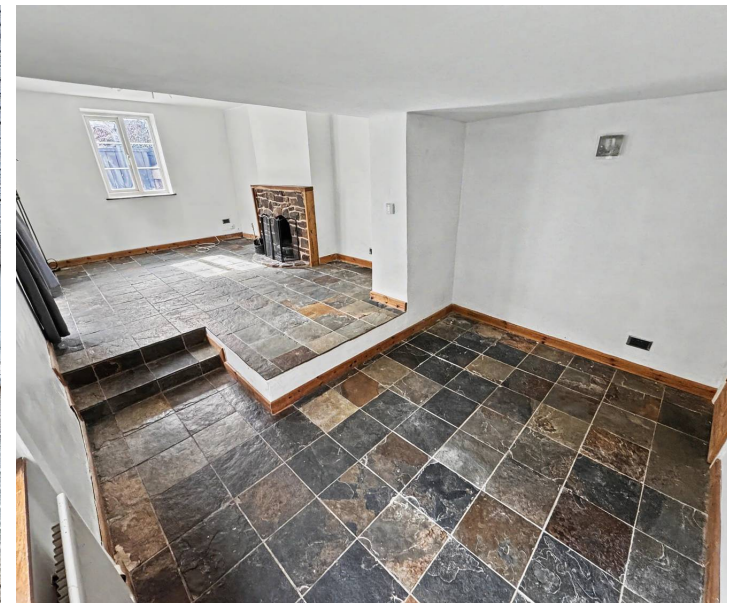
Charming 2-bed home near Tiverton centre with modern kitchen, dual aspect lounge, enclosed gardens, and character features. Private setting close to West Exe Park. Ideal for first-time buyers. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Charming character property in a tucked-away and peaceful position
- Convenient location close to Tiverton town centre and West Exe Park
- No onward chain
- Dual-aspect lounge/diner with plenty of natural light
- Open feature fireplace with attractive stone surround
- Modern fitted kitchen with integrated oven and gas hob
- Contemporary shower room with mains shower and vanity unit
- Private enclosed garden with lawn, raised beds and established planting
- Raised composite decking area ideal for enjoying the afternoon and evening sunshine
- On street parking available nearby or permit parking in a nearby carpark



Charming Tucked-Away Home with Character, Garden & Convenient Location

Tucked away in a surprisingly peaceful position, yet within easy reach of Tiverton town centre and West Exe Park, this characterful home offers a wonderful combination of convenience, charm and surprisingly good outside space. Approached via a secure gated pathway, the property has a feeling of privacy that is not immediately apparent from its convenient location.

On entering, the character of the property is immediately evident, with attractive stone-effect flooring extending through the entrance area and traditional wooden doors complemented by ornate-style handles.

The **kitchen** enjoys plenty of natural light from the double window to the front aspect. It is fitted with a range of base units incorporating cupboards and drawers, complemented by rolled-edge worktops. Integrated appliances include a four-ring gas hob and electric oven, with a one-and-a-quarter bowl ceramic sink and mixer tap. There is tiled splashback, inset spotlights and space for a fridge freezer, washing machine and dishwasher.

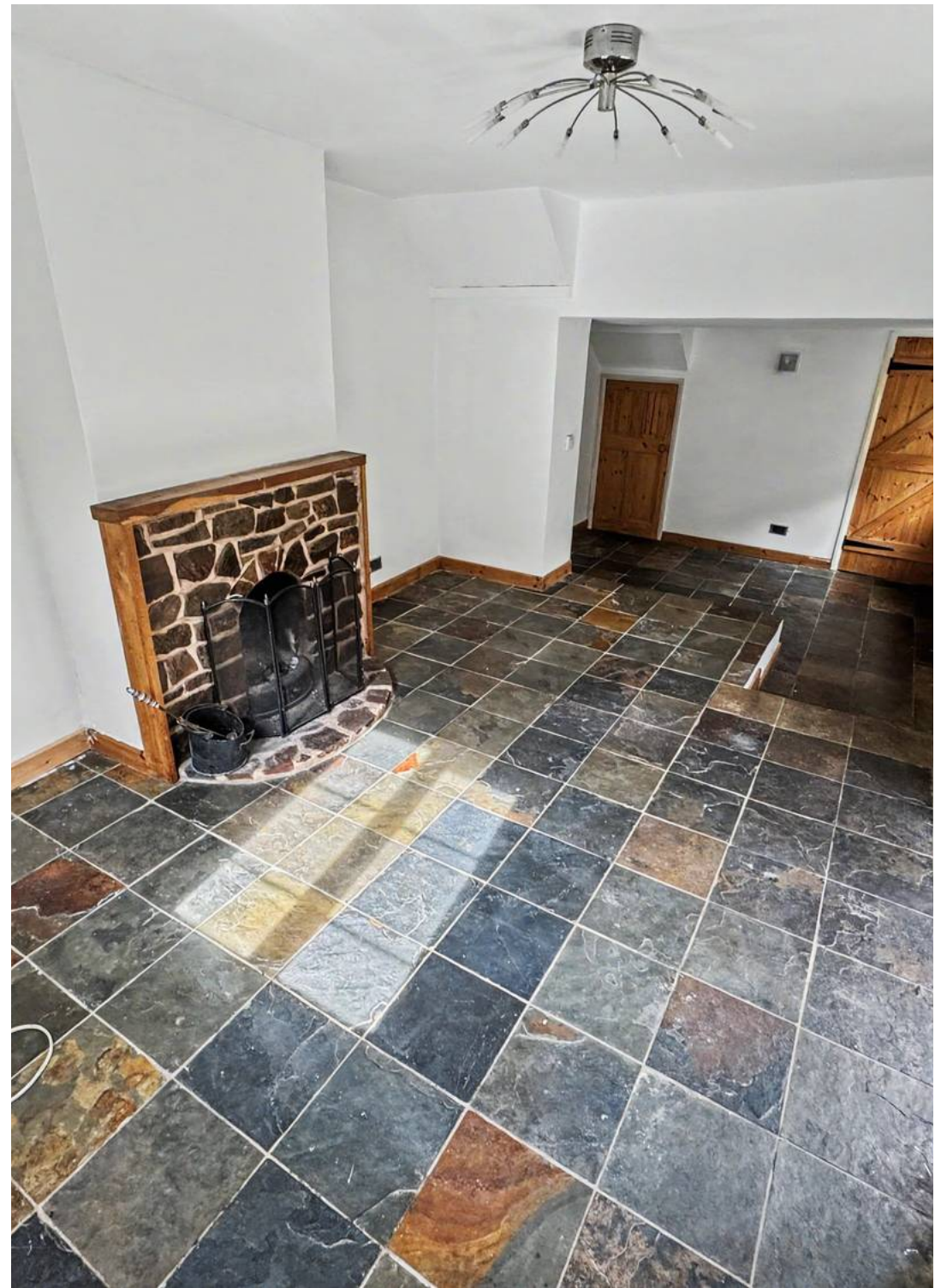
The **lounge/diner** is a particularly appealing feature of the property, enjoying a dual aspect with windows overlooking the front garden and to the side. The dining area has a radiator and useful under-stairs storage cupboard, with two steps leading to the slightly raised lounge area. Double doors open directly onto the garden, creating a lovely connection between the living space and outside. The lounge also features a radiator, television and Sky points, with an attractive open fireplace with stone surround providing an excellent focal point.

To the **first floor**, a split-level landing adds further character, with three steps leading in either direction. To the right is the **second bedroom**, which overlooks the front and benefits from a radiator. This versatile room could accommodate a large single bed or potentially a small double, depending on requirements.

The further landing leads to the **modern shower room**, which is also positioned to the front of the property. The contemporary white suite comprises a low-level double shower cubicle with mains thermostatic shower, close-coupled WC and vanity-style wash hand basin with mixer tap and useful storage. There is a heated towel rail, tiled-effect flooring and an airing cupboard housing the gas-fired combination boiler.

Three further steps lead up to the **main bedroom**, which enjoys a dual aspect with windows to the front and side. A particularly attractive feature is the side window providing rooftop views towards **St Andrew's Church**, while the room also benefits from a radiator and Sky points.

Outside, the property is approached from Wellbrook Street through a **secure gated entrance**, leading along a shared alleyway with access to the property and neighbouring garden. A pathway leads to a small enclosed garden area at the front, with a courtesy gate providing access to the main garden.



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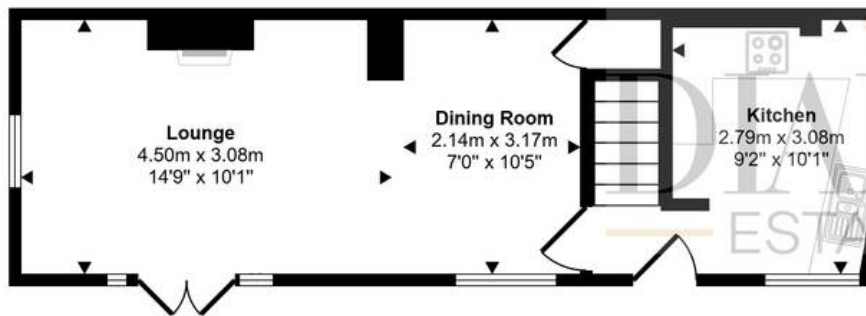
The **main garden is a real feature**, offering a good degree of privacy and comprising a lawned area, raised beds and an abundance of established plants and shrubs. There is also a useful wooden storage cupboard, shed and bin/recycling storage, together with a raised composite decking area which provides an ideal spot for relaxing and enjoying the afternoon and evening sunshine.

The combination of **character, an enclosed garden, flexible accommodation and a tucked-away position**, together with the convenience of being close to West Exe Park and Tiverton town centre, makes this an appealing home for first-time buyers, couples or those looking for a property with something a little different.

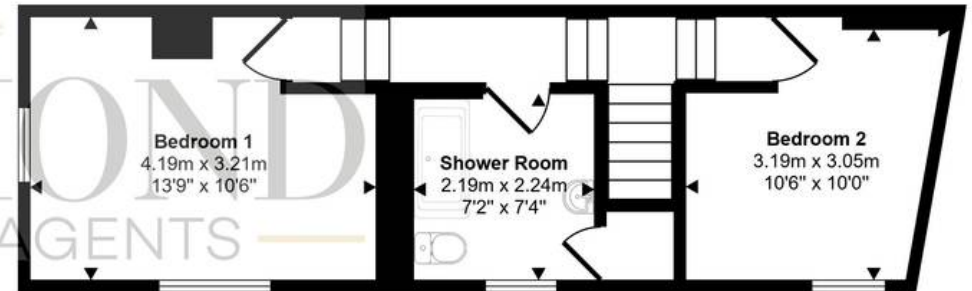




Approx Gross Internal Area
68 sq m / 731 sq ft



Ground Floor
Approx 32 sq m / 347 sq ft



First Floor
Approx 36 sq m / 384 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance

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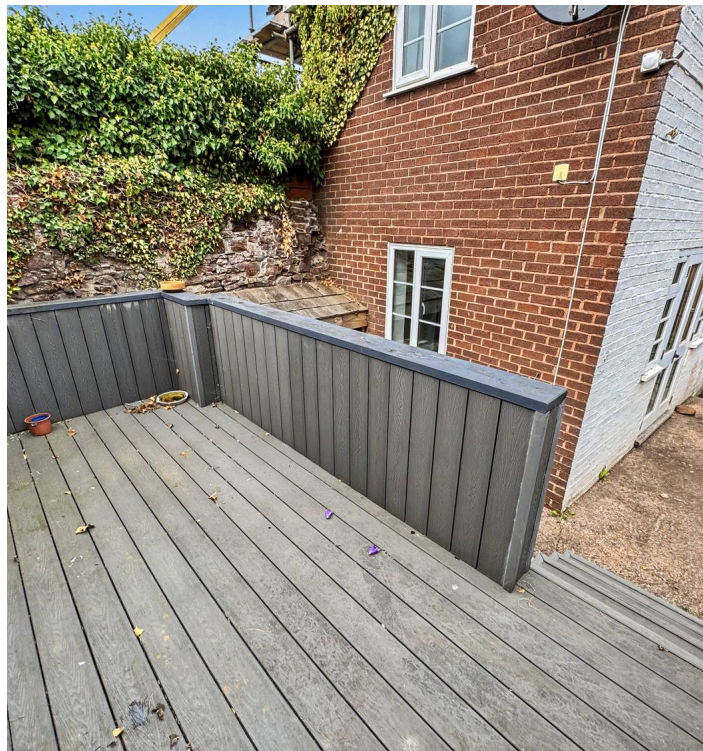
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(excluding disbursements).

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