



30 Amory Road, Tiverton, EX16 5ET
£260,000

Welden
Edwards
Supporting your every move

Presented to the market is this delightful three-bedroom home, offering spacious and well-proportioned accommodation throughout. Benefiting from driveway parking and a fantastic rear garden, the property provides an ideal setting for family living and outdoor enjoyment. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.



Description

Entering through the front door, you are welcomed into a practical and inviting entrance hall, offering ample space for coats, shoes and everyday storage. From here, you are led into the modern fitted kitchen, which features a range of wall and base units, complemented by a large pantry providing excellent storage capacity. The kitchen also benefits from plumbing for a dishwasher, space for a freestanding cooker and a useful breakfast bar, comfortably accommodating two people.

A door from the kitchen opens into the utility room, which provides additional worktop space and plumbing for a washing machine. Beyond the utility room is a convenient ground-floor WC, while a further door offers direct access to the rear garden.

Leading off the kitchen is the spacious lounge/dining room, a superb dual-purpose living space offering generous room for both relaxation and entertaining. Large windows and patio doors flood the room with natural light, creating a bright and welcoming atmosphere throughout.

Ascending to the first floor, the landing provides access to three bedrooms and the family shower room. The principal bedroom is a generously proportioned double room and benefits from a large built-in storage cupboard. Bedroom Two is another well-sized double bedroom, while Bedroom Three offers a comfortable single room, ideal as a child's bedroom, home office or guest room.

The shower room is fitted with a shower cubicle, WC and wash hand basin, providing a well-appointed and functional space.

Externally, the rear garden is a particular feature of the property, offering a wonderful outdoor retreat. A paved patio provides the perfect setting for al fresco dining and entertaining, while the current owners have thoughtfully transformed the rear section of the garden into an impressive and productive vegetable plot.

To the front, the property benefits from a gravelled area and driveway parking for two vehicles.

Council Tax, Tenure & Services

- Council Tax - B
- Freehold
- All Mains Connected
- Ofcom Mobile Signal - EE, Three, Vodafone - Good O2-Limited
- Ofcom Broadband Speed - Ultrafast

Sales Enquiries

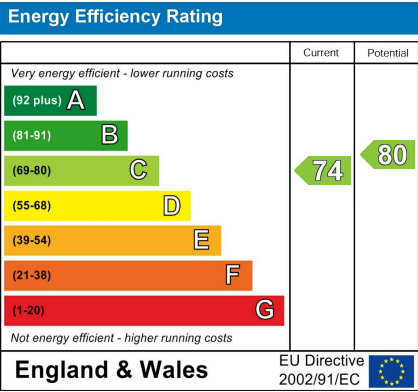
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

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.

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.

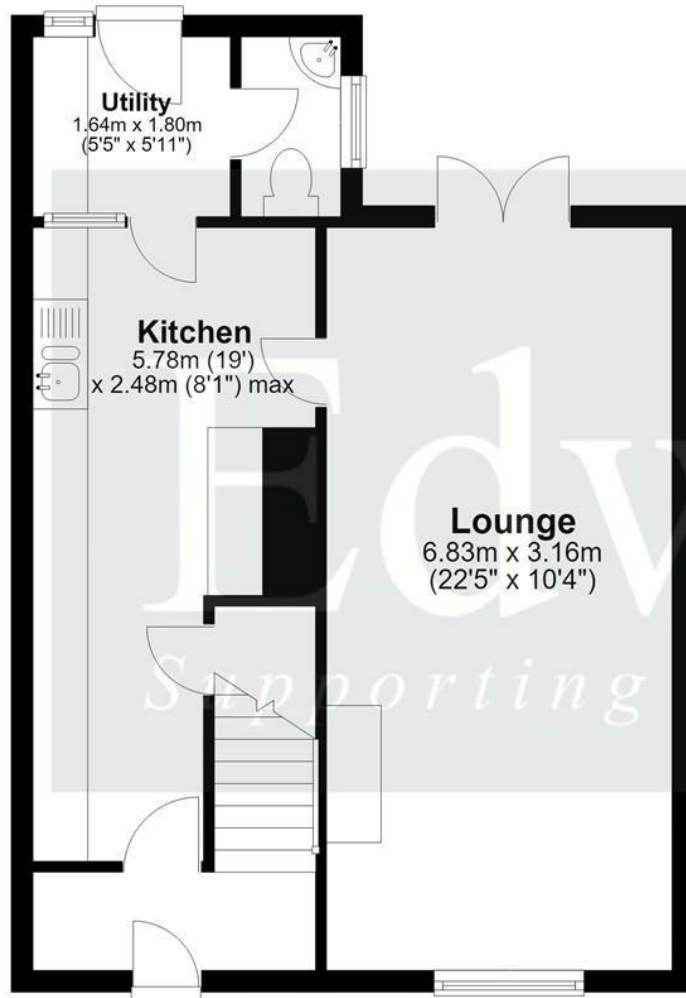






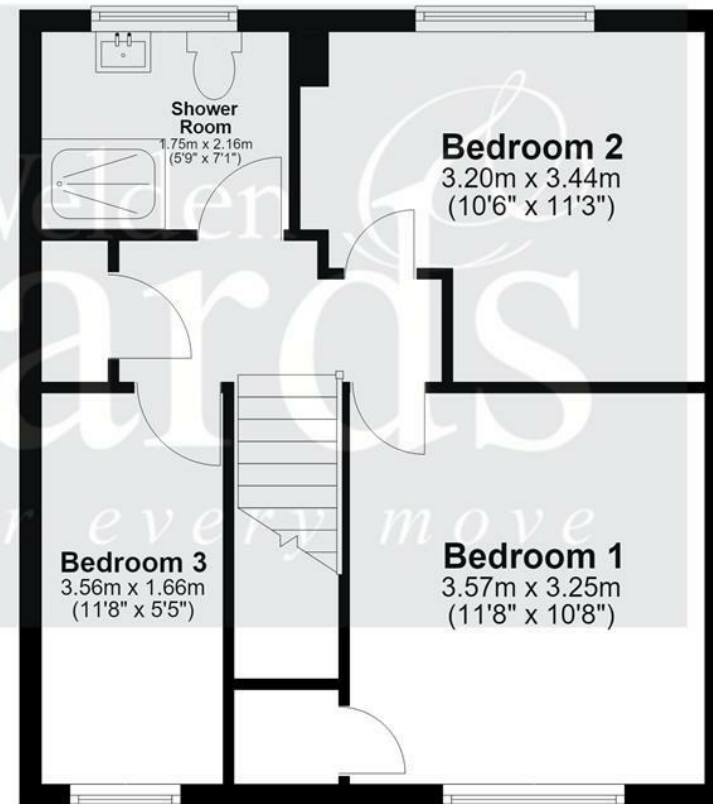
Ground Floor

Approx. 44.4 sq. metres (478.4 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



Total area: approx. 86.0 sq. metres (925.6 sq. feet)

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