



8 Fore Street, Tiverton, Devon, EX16 6LH

# seddon's



12 Coles Mead, Tiverton, Devon, EX16 4PE

Asking Price £225,000

- Peaceful location
- Lovely family home
- Large garage
- Kitchen diner
- Bathroom
- Connected to the old railway line
- Semi detached
- 3 Bedrooms
- Front and rear gardens
- Living room

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 12 Coles Mead, Devon EX16 4PE

This practical 3-bedroom semi-detached townhouse, with front and rear gardens, and a large garage, in a sought after location, is the perfect family home.



Council Tax Band: A



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Coles Mead is a modern and practical townhouse, boasting a homely feel with an easy to maintain garden to the front and rear.

Council Tax:  
Band A

Situated in a desirable location, just five minutes from the town centre, this property is in easy reach of supermarkets, schools, gyms, and the hospital. Making it a convenient and practical choice for those seeking a modern lifestyle.

Local Authority:  
Mid Devon District Council - 01884 255255

The Grand Western Canal – ideal for walking, running, or fishing – is just around the corner. Along with the old railway line, right on your doorstep, perfect for dog walks.

The ground floor includes a living room with a deep under-stair' storage cupboard, and a kitchen/dining room with plenty of space for a family table.

Featuring three bedrooms, this semi-detached property offers ample living space and is ideal for families or professionals alike. The current owners have enjoyed many years in this lovely home, but have now outgrown it. Having turned the living room into an additional bedroom, the property is incredibly versatile!

The rear garden is enclosed, low maintenance, and mainly laid to paving. From the rear garden there is access to a large garage, providing convenient parking and storage space.

At the front of the property there is a reasonably sized grass area, plenty of space for planting flowers or putting out pots.

Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer.

Services:  
Mains gas, electric, water, and drainage

Tenure:  
Freehold

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## Directions

What 3 Words - gates.wedge.manage Google Plus Code - WG3M+P4 Lat/Long - 50.904256, -3.467201

## Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

