



seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



27 Follett Road, Tiverton, Devon, EX16 4HD

Guide Price £485,000

- 4 bedrooms
- Quality kitchen
- Detached
- Overlooking the canal
- Garage/utility
- Large rooms
- Integral double garage
- Beautiful view

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

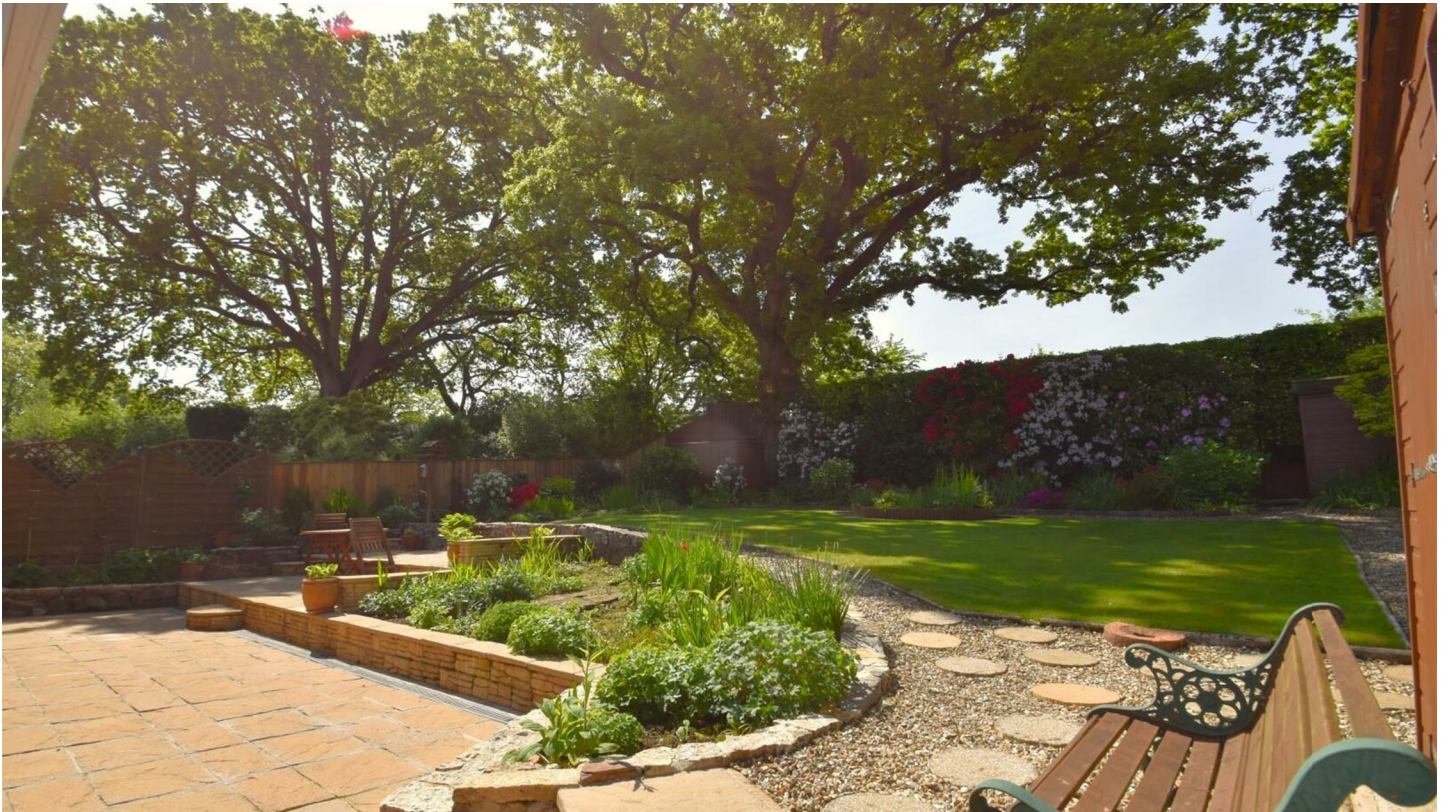


27 Follett Road, Devon EX16 4HD

A fantastic opportunity to purchase a beautifully presented detached four bedroom house in this quiet, sought after neighbourhood with a private garden, backing onto the Grand Western Canal.



Council Tax Band: E



This is a fantastic opportunity to purchase a beautifully presented, much improved detached four-bedroom family house in the sought after Glebelands area of the town.

The house benefits from a large and private south facing garden at the rear. Running parallel is the tow path of the Grand Western Canal, along which there are some lovely walks.

This is one of just twelve detached houses in the area located in a quiet position towards the end of a no through road.

A block paved drive suitable for two vehicles leads to the garage, the front door opens into the light and airy reception hall which has a split staircase with window located mid height, allowing floods of natural sunlight into the house.

A cloakroom is located just off the entrance and to the left is a handy Study or could be used as a 5th bedroom, Opposite, doors lead in to the recently updated high quality kitchen with fitted units and includes a built-in oven, hob, and dishwasher.

The lovely open plan living room has patio doors straight into the beautiful garden. A door from the kitchen leads out to the garage, fitted with a sink and workspace, conveniently doubling up as a useful utility area.

The vendor has created a contemporary open plan living space but this could easily be reinstated to two rooms if, preferred.

On the first floor are three good double bedrooms, a single room and a family bathroom with enclosed double shower.

At the rear of the house is a large south facing garden that backs on to the canal tow path, double doors open from the living room, a large patio area and attractive stonework create a beautiful scene, whilst the garden backs on to the canal, a mature hedge provides plenty of privacy.

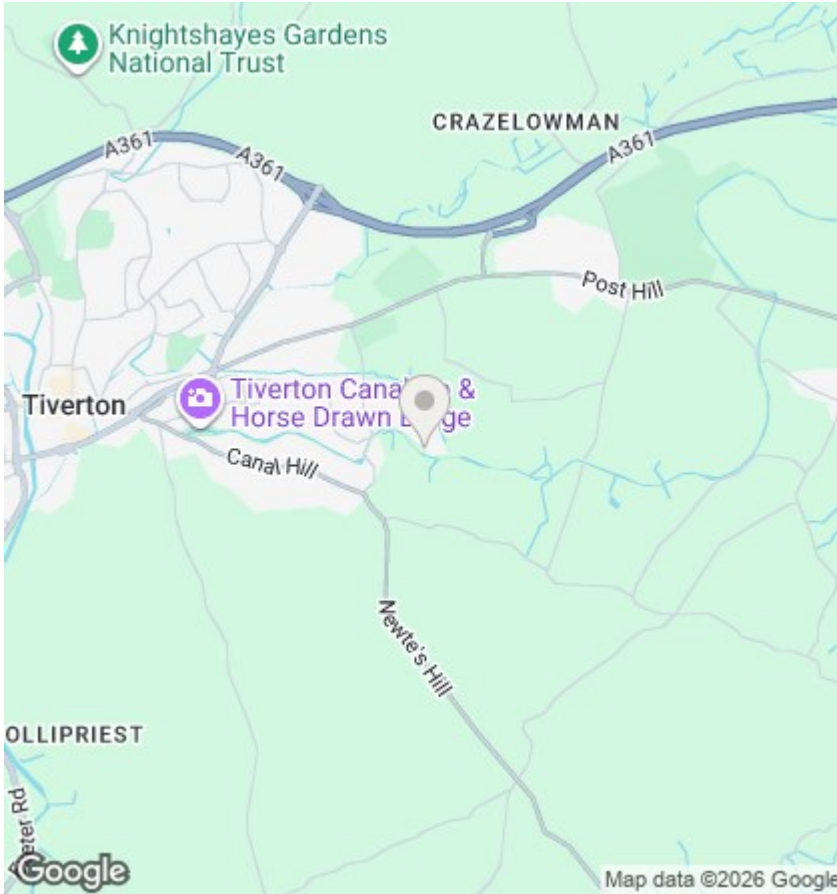
There is convenient access to the Canal tow path, where there are some lovely walks and plenty of wildlife.

All in all, this property really must be seen to be fully appreciated. The improvements and upgrades which have been carried out by the current vendor are finished to a very high standard.

Whilst the property is a comfortable size, there is ample space for an extension (STPP) or the addition of a conservatory.

Tenure: Freehold

Local Authority: Mid Devon County Council



Directions

Taking the road to Halberton from Tiverton, proceed through the Blundells School campus turning right into Tidcombe Lane. After crossing the mini roundabout and heading up the hill, turn left into Glebelands Road. Take the fourth turning on the right and continue up Follett Road until you find the houses on the right. What3words;

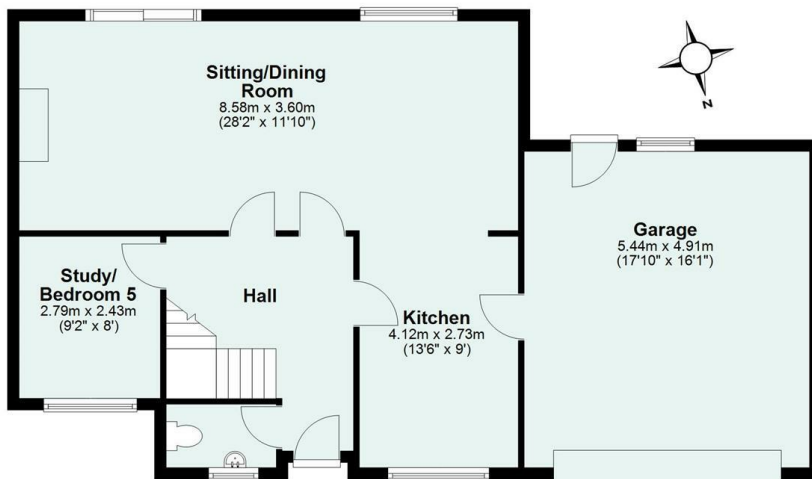
Viewings

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

EPC Rating:

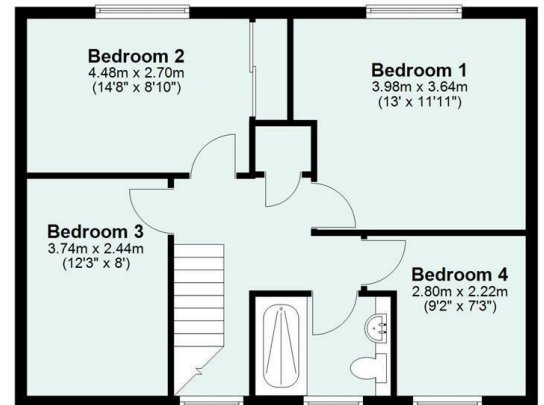
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales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



Ground Floor

Total area: approx. 145.4 sq. metres (1565.6 sq. feet)
The floor area includes outbuildings



First Floor