

Asking Price £285,000



6 Isabella Road, Tiverton, Devon, EX16 6EN

- No onward chain
- Generous plot in cul-de-sac
- Enclosed rear garden
- Light-filled sitting/dining room
- 3-bedroom detached bungalow
- Ample parking and garage
- Flexible living spaces
- Close to Tiverton town centre

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



6 Isabella Road, Devon EX16 6EN

Three-bedroom detached bungalow, occupying a generous plot in a tucked-away cul-de-sac position, offering well-proportioned and flexible accommodation within easy reach of Tiverton town centre.



Council Tax Band: C



This three-bedroom detached bungalow occupies a generous plot in a tucked-away cul-de-sac position, offering well-proportioned and flexible accommodation within easy reach of Tiverton town centre.

With ample parking, a detached garage and enclosed rear garden, the property is offered to the market with no onward chain, ready to move into, although would benefit from some updating.

The bungalow is approached over a private driveway to the side, providing parking for several vehicles and access to the detached garage. From here, the entrance opens into a hallway with doors leading through to the principal accommodation.

The kitchen is positioned to the rear and is fitted with a range of wall and base units with work surfaces over. There is a built-in oven with gas hob and extractor above, together with space for additional appliances and a window overlooking the rear.

A particularly pleasant feature of the property is the sitting/dining room. This is a light and comfortable living space which has been extended through an attractive archway to create an additional reception area overlooking the garden.

With heating provided, the extension can be enjoyed throughout the year and works equally well as an additional dining area, garden room or simply somewhere to sit and enjoy the outlook.

An inner hallway leads to the three bedrooms. Two are comfortable double rooms, while the third is a single bedroom which could also make an ideal home office, study or hobbies room.

The family bathroom is tiled from floor to ceiling and fitted with a suite comprising a bath, low-level WC and wash hand basin.

Outside, the bungalow benefits from a generous frontage, with the driveway providing parking for several cars and leading to the detached garage.

The front garden is predominantly laid to lawn with established shrubs and flowering plants providing colour and interest.

To the rear is an enclosed garden, again mainly laid to lawn, with a patio providing space for outdoor seating and dining. Mature shrub borders surround the garden and help create an established and private feel.

Overall, this is a comfortable and well-positioned bungalow with the benefit of flexible accommodation, good outside space, generous parking and a garage. Its cul-de-sac setting, and convenient access to the town make it an attractive opportunity.

Tiverton is a thriving Mid Devon market town offering a good range of independent shops and national retailers, supermarkets, schools and recreational facilities.

The town is well placed for access to the surrounding countryside and Grand Western Canal, while the North Devon Link Road provides convenient access to Junction 27 of the M5. Tiverton Parkway mainline railway station is also located at Junction 27, providing regular services to London Paddington.

Utilities

Mains electric, gas, water. and drainage

Tenure

Freehold

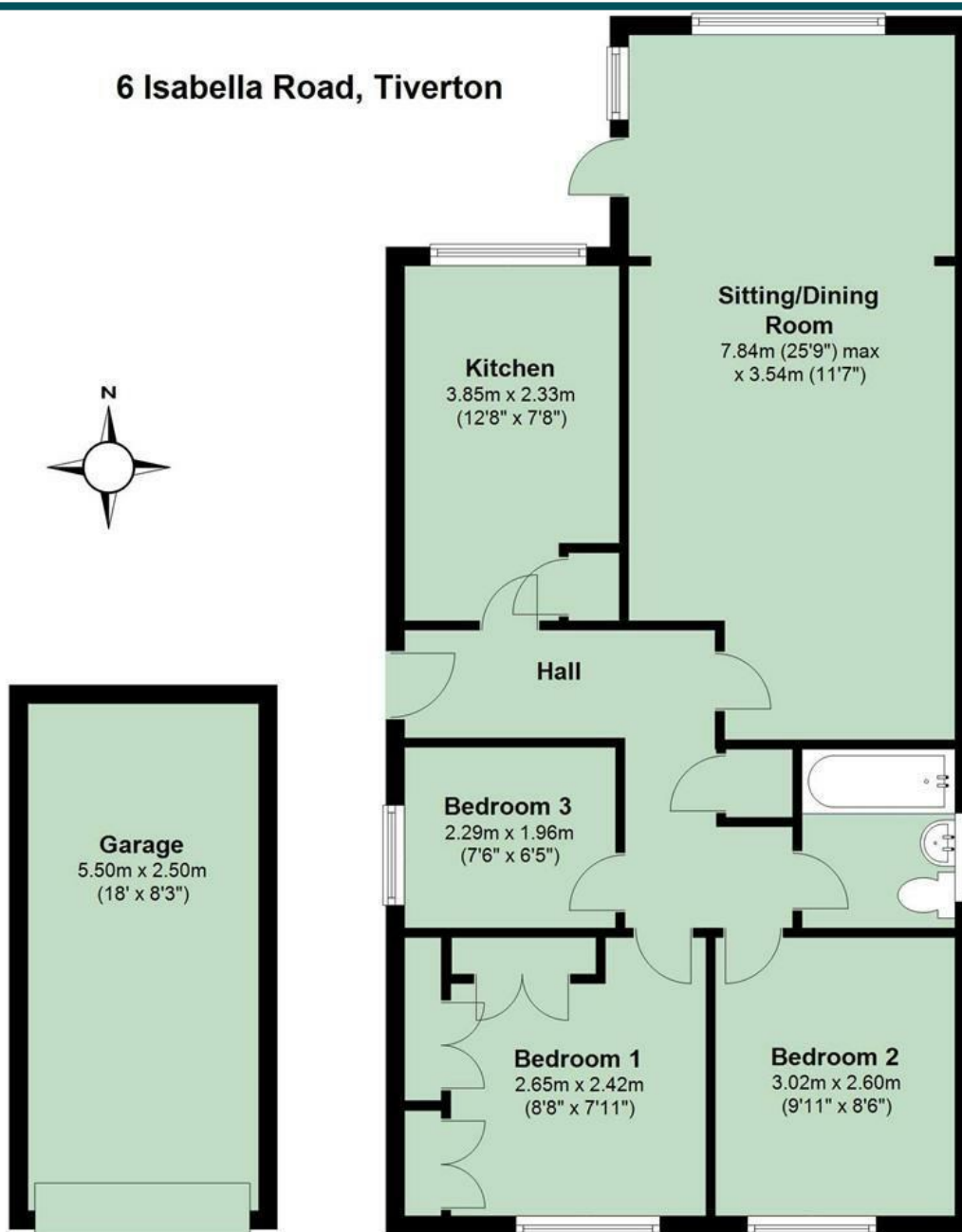
Council tax band

Band C

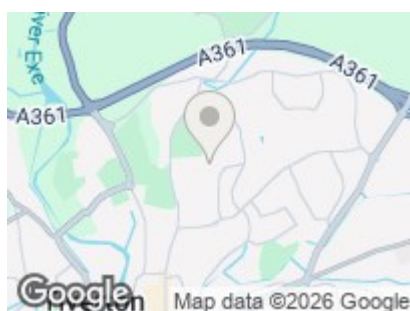
Local Authority

Mid Devon District Council

6 Isabella Road, Tiverton



Total Area(Approx 83.3sq/m 896.4sq/ft) includes all parts of the property shown on this plan including conservatories, garages and outbuildings if appropriate, which are not always included in the EPC



Directions

What3words - late.plan.necks

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) A	
(81-91) B	85
(69-80) C	
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC