27 Chilcott Close

STAGS

27 Chilcott Close

Tiverton, EX16 4EZ

Tiverton 1.5 miles | M5 (J27)/Tiverton Parkway 6 miles | Exeter 15.5 miles

A beautifully presented two-bedroom bungalow with enclosed rear garden and off-road parking. Set within a quiet close, walking distance of the Grand Western Canal Tow Path and a short distance from the town centre.

- Semi-detached Bungalow
- Two Bedrooms
- Landscaped Garden
- Close to Town Centre
- Council Tax Band B
- Superbly Presented
- Modern Kitchen
- Ample off-road parking
- Canal Tow Path 0.2 Miles
- Freehold

Guide Price £275,000

DESCRIPTION
Located in a quiet close, on the edge of Tiverton, 27 Chilcott Close is superbly positioned near town amenities, as well as within walking distance of the Grand Western Canal Tow Path offering level walking for miles. The town offers a wealth of amenities including hospital, supermarkets, banking facilities, veterinarians, health centres and independent shops. M5 (J27) and Tiverton Parkway Train station are within 6 miles providing excellent transport links.

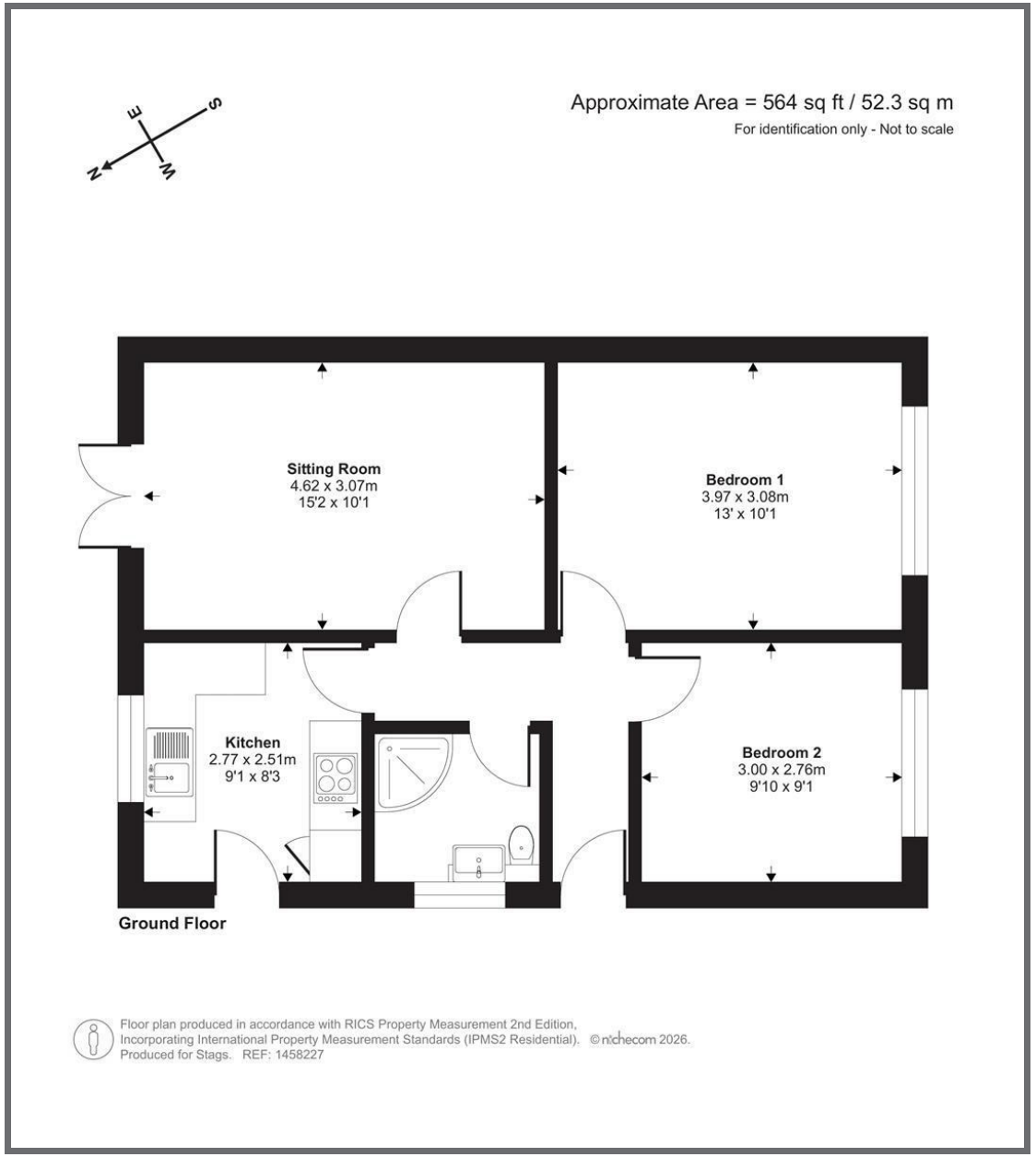
The bungalow provides wonderful turn-key accommodation comprising of a modern kitchen with wall and base units, oven, hob, space for further appliances and large window with views over the garden, a spacious sitting room with French doors out to the rear patio, two south-facing bedrooms and a modern shower room with corner shower, heated towel rail and combination vanity unit with wash basin and WC.

Externally, a tarmac driveway with off-road parking for two vehicles, as well as a gravelled front garden offering a blank canvas or additional space for parking sits to the front, whilst to the rear, is a landscape garden enclosed by timber fencing and a rendered wall. A paved patio adjoins the property with ample space for seating, while shallow steps lead up to the level lawn and a good-sized shed located in the rear corner.

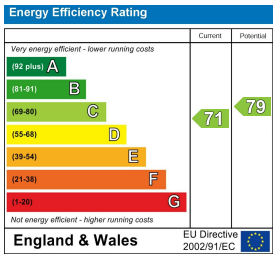
SERVICES
Mains electricity, water, gas and drainage. Gas central heating.
Ofcom predicted broadband services - Standard, Superfast and Ultrafast available.
Ofcom predicted mobile coverage for voice and data: External – EE, Three, O2 and Vodafone. Internal - EE, O2 and Vodafone (variable).
Local Authority: Mid Devon District Council.

DIRECTIONS
What3Words: ///total.monday.tend
Google Drop Pin: https://maps.app.goo.gl/YFZ4ESsYhkNLgcaGA

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



STAGS



19 Bampton Street, Tiverton,
Devon, EX16 6AA

tiverton@stags.co.uk

01884 235705