Asking Price £259,000

seddons









92 Lower Cotteylands, Tiverton, EX16 5BJ

- 3 bedrooms
- Sitting room
- Family bathroom
- Generous front garden
- Lovely family home
- Semi-detached house
- Elevated views
- Utility room
- Rear garden with patio
- Close to Tiverton amenities

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92 Lower Cotteylands, Tiverton EX16 5BJ

Modern family home with generous gardens, updated accommodation and countryside views from the first floor.

3 | 1 | 2 | D | Council Tax Band: B







Approached via a generous front garden with a pathway leading to the entrance, this well-presented three-bedroom semi-detached home offers comfortable family accommodation together with attractive gardens to both the front and rear.

The entrance leads through to a spacious sitting room, filled with natural light. Patio doors open directly onto the rear garden, creating an easy connection between the indoor and outdoor living spaces.

The kitchen has a range of modern units complemented by generous work surface space. There are a selection of integrated appliances, while the layout offers excellent storage and preparation areas.

On the first floor are three bedrooms, with the two larger rooms overlooking the rear garden.

The third bedroom enjoys an open outlook towards the surrounding countryside, making an ideal child's bedroom, home office or guest room.

The bathroom has been modernised and features a panelled bath with shower attachment, wash hand basin set within a vanity unit, whilst the separate cloakroom has also been updated to match and provides additional convenience.

Outside, the front garden is mainly laid to lawn, creating an attractive approach to the property.

A covered side passage leads through to a useful brick-built storage room, ideal as a workshop, utility area or secure storage for bicycles and gardening equipment.

The enclosed rear garden provides an excellent outdoor space for families, being predominantly laid to lawn with a patio adjoining the house, offering plenty of room for outdoor dining, entertaining and children's play.

Utilities
Mains gas, electric, water, and drainage

Council tax
Band B

Local authority
Mid Devon District Council

Management Charges
None

Directions

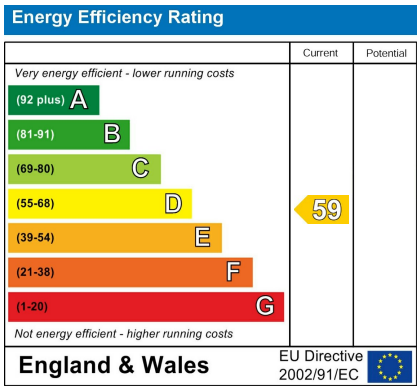
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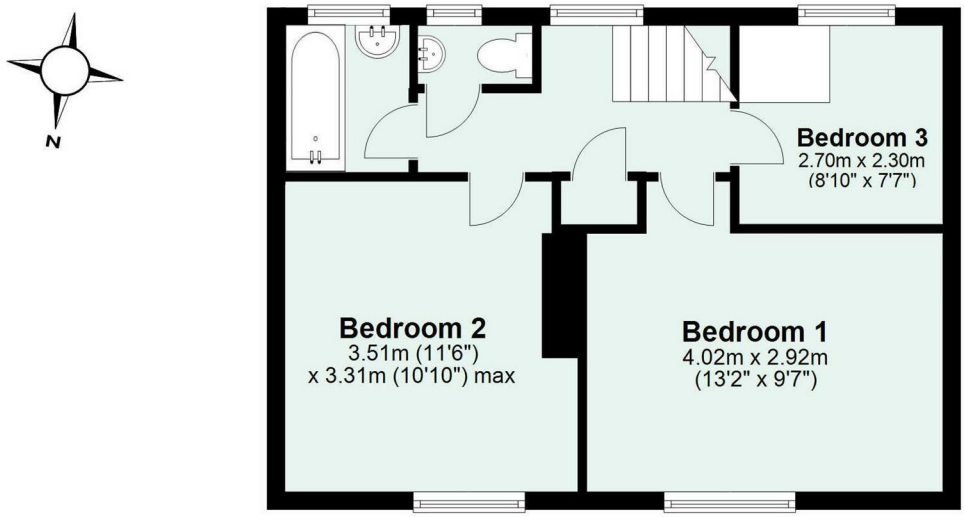
Viewings

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

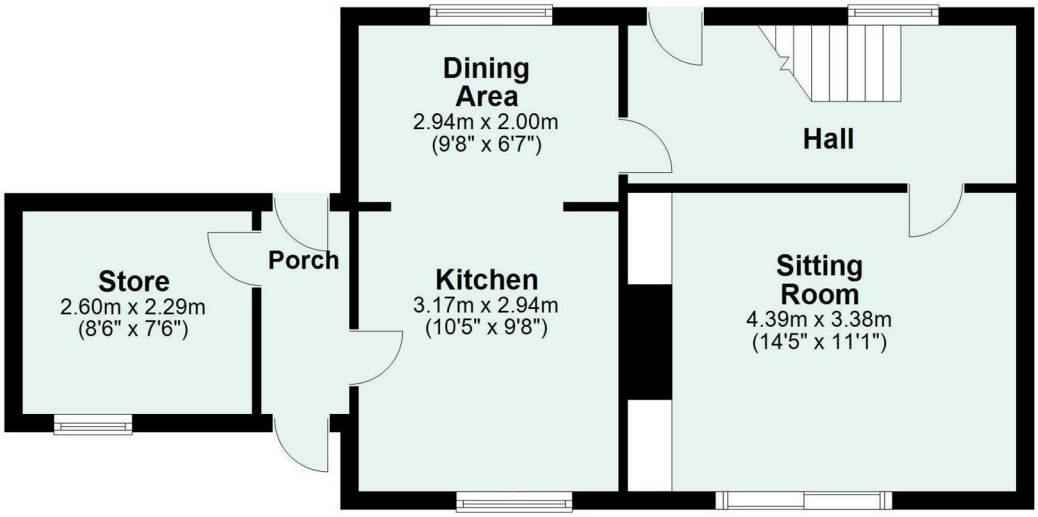


EPC Rating: D





First Floor



Ground Floor

Total area: approx. 87.8 sq. metres (945.4 sq. feet)





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