

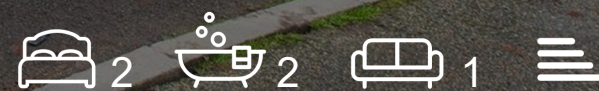


FRANCIS LOUIS  
Residential



Popham Close, Tiverton, EX16 4GA

Guide Price £190,000 to £200,000







# Popham Close

Tiverton, EX16 4GA

A well-presented two-bedroom coach house located on Popham Close, Tiverton, offering spacious first-floor accommodation with the rare benefit of a private garage and two allocated parking spaces. Offered with no onward chain, the property is ideal for first-time buyers, downsizers or buy-to-let investors, and is well positioned for local amenities and excellent transport links.



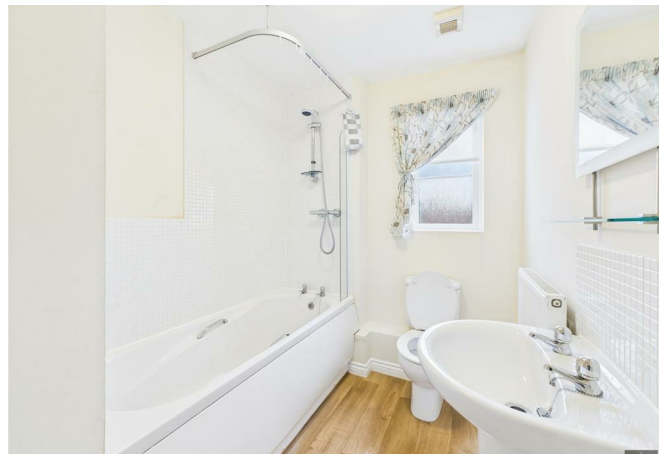
## Full Property Description

This attractive two-bedroom coach house is accessed via its own private entrance, leading to well-planned and generously proportioned first-floor accommodation.

The main living space is a bright and spacious lounge/diner, providing ample room for both seating and dining furniture and benefiting from a pleasant open layout. A separate fitted kitchen offers a range of wall and base units, good worktop space, integrated oven and hob, and room for additional appliances.

The property offers two bedrooms, including a comfortable main bedroom and a second bedroom which is ideal as a guest room, home office or additional bedroom. The accommodation is completed by a modern bathroom fitted with a white suite, including a bath with shower over.

Externally, the property enjoys the rare advantage of a private garage positioned directly below, together with two allocated parking spaces, providing excellent parking







provision.

Situated within a quiet and well-maintained development on Popham Close, the property is conveniently located for Tiverton town centre, local shops and amenities, with easy access to the A361 and M5, making it ideal for commuters.

Offered with no onward chain. Early viewing is highly recommended.

- No Chain
- Located on Popham Close, Tiverton
- Spacious and bright lounge/diner
- Two allocated parking spaces
- Well-presented two-bedroom coach house
- Private first-floor accommodation with own entrance
- Private garage directly below the property





## Floor Plans

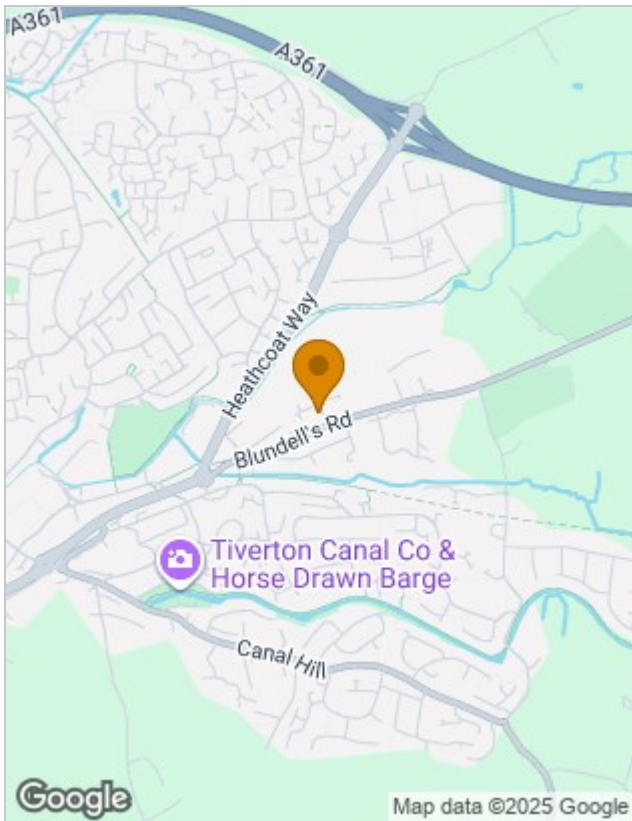


## Viewing


Please contact our Francis Louis Lettings Office on 01392 243077  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

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

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