



seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



51 Hawks Drive, Tiverton, Devon, EX16 6WW

Asking Price £225,000

- NO ONWARD CHAIN
- Semi-detached home
- Requires cosmetic updating
- Large patio garden
- Side access
- Three bedrooms
- Edge of town
- Double aspect lounge
- Garage and driveway

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



51 Hawks Drive, Tiverton EX16 6WW

Three-bedroom semi-detached home with large patio garden, garage and driveway, offered with no onward chain and excellent potential to personalise, and within walking distance to schools.



Council Tax Band: C



NO ONWARD CHAIN.

Tenure: Freehold

Council Tax: C

Local Authority: MDDC - 01884 255 255

Management fee is £174.76 per year.

The property is an attractive three-bedroom semi-detached family home located in a popular edge-of-town position, close to local amenities and within walking distance of Tiverton High School and Petroc College of Further Education.

The accommodation is well proportioned throughout, although the property would benefit from decorative updating.

The living accommodation is accessed from the entrance hall, which has stairs rising to the first floor and a ground floor cloakroom comprising a WC and hand wash basin.

The double aspect sitting/dining room is light and spacious, with a window to the front and French doors to the rear opening into the garden.

A door leads through to the kitchen, which is fitted with a range of wall and base units with an inset electric oven and gas hob. There is plumbing for white goods and a rear door opens into the rear garden area.

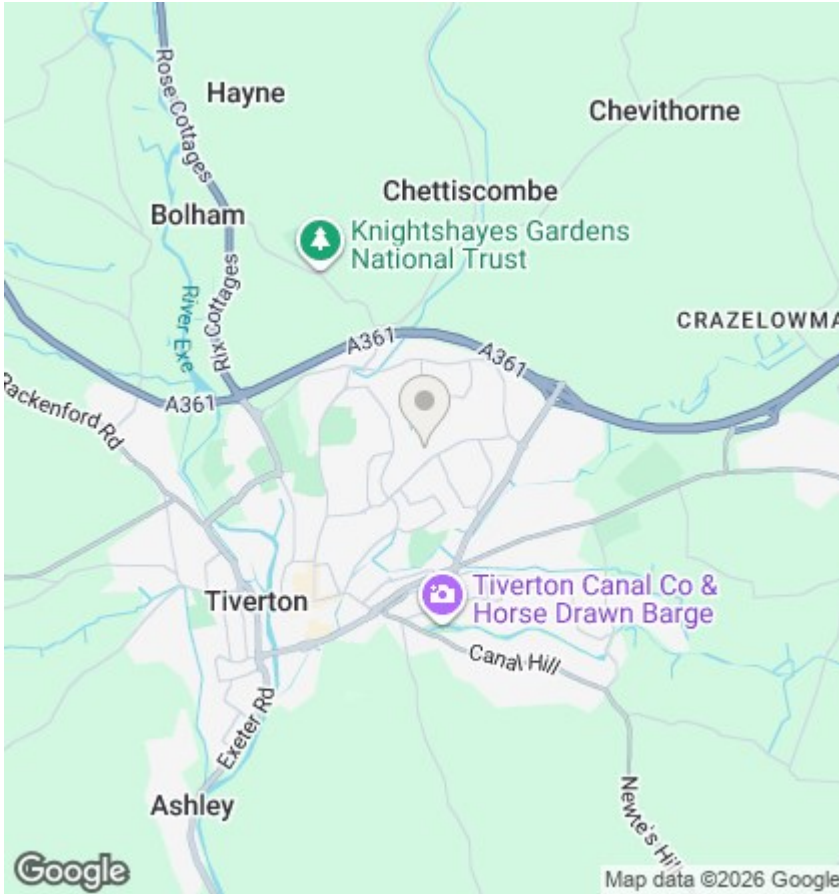
On the first floor, bedrooms one and two are both double rooms and benefit from built-in wardrobes. There is also a useful storage cupboard on the landing. The third bedroom is a good-sized single room.

Outside, running alongside the property is a driveway providing off-road parking, leading to a garage with an up-and-over door.

The rear garden is a particular feature of the property, being larger than average and fully laid with patio for ease of maintenance.

A side access gate leads directly to the garage and driveway, making it practical for everyday use and storage.

Services: Mains electric, gas, water, and drainage



Directions

What3words - lovely.rivers.settle Google maps code - WG6F+F8J

Viewings

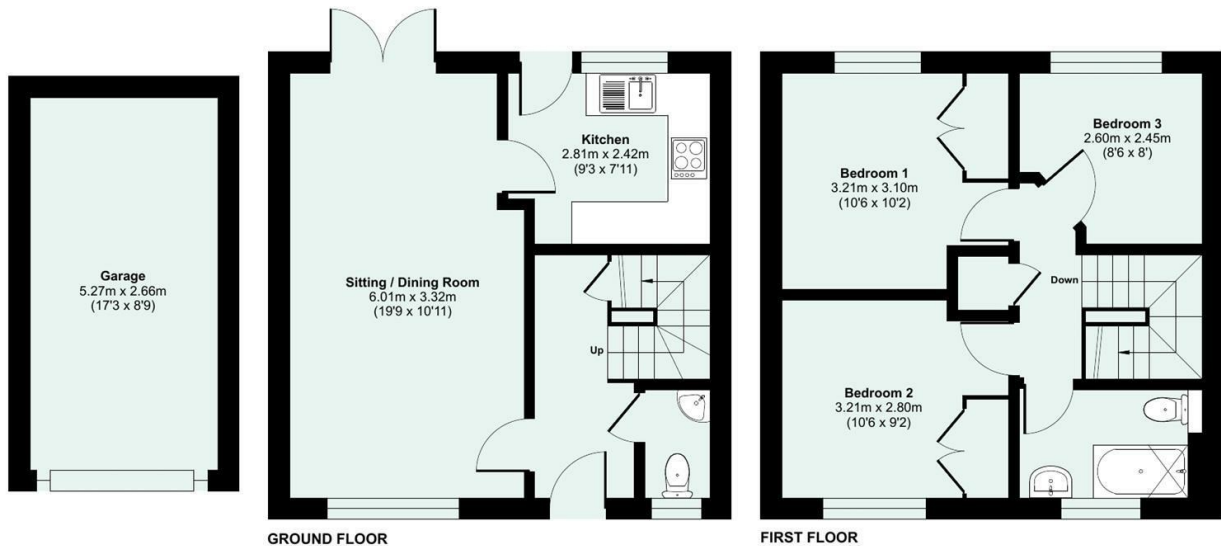
Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 770 sq ft / 71.5 sq m
 Garage = 151 sq ft / 14 sq m
 Total = 921 sq ft / 85.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem.com 2025. Produced for Seddon Estate Agents LLP. REF: 1393973

