



13 Belmont Way

Tiverton

Modern three-bedroom link-detached home in a quiet, central location. Features spacious lounge, modern kitchen, private garden, car port, and parking for two. Short walk to town centre. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern link-detached home, approximately 12 years old
- Tucked-away location just a short walk from the town centre
- Three bedrooms, including two good-sized doubles
- Closed car port with parking for two cars
- Private enclosed rear garden on a deceptively spacious triangular plot
- Modern kitchen with granite worktops, induction hob and double oven
- Decked and paved seating areas within the enclosed garden
- Excellent combination of town-centre convenience, privacy and parking



Tucked away within this popular development and enjoying a surprisingly private position, this well-presented **three-bedroom link-detached home** offers spacious and contemporary accommodation, excellent parking and an enclosed rear garden which is considerably more private and spacious than its position might initially suggest.

Built approximately 12 years ago, the property provides an excellent combination of modern living and convenience, being **just a short walk from the town centre**, whilst enjoying a peaceful position away from the immediate hustle and bustle.

The property is approached via the front garden, with an **outside tap** and access to the enclosed car port, which together with the hardstanding provides **parking for two vehicles**. The car port offers useful additional storage or covered parking.

On entering, the **welcoming entrance hall** features attractive engineered oak flooring which continues through to the lounge/diner area. There is useful under-stairs storage, radiator, telephone point and stairs rising to the first floor.

The open plan living area creates a very sociable space but due to the L-shaped room also creates cosy areas as well.

The **modern kitchen** is positioned to the front and is fitted with an excellent range of wall and base units, complemented by granite worktops and a breakfast bar. There is a one-and-a-half bowl stainless-steel sink, **induction hob with extractor hood and double oven**, together with space and plumbing for a washing machine and space for a fridge freezer. Ceiling spotlights and tiled flooring complete the room.

The **spacious lounge/diner** is an excellent everyday living and entertaining space. A rear-facing window and French doors provide plenty of natural light, with the French doors opening directly onto the enclosed rear garden. Engineered oak flooring, radiator and television point are also provided.

A **ground-floor cloakroom** completes the accommodation on this level, fitted with a WC and wash hand basin.

First Floor

The first-floor landing has a side-facing window, useful storage cupboard, radiator and access to the loft.

The **principal bedroom** is a generous double bedroom with a rear aspect window and a range of built-in wardrobes providing excellent storage. There is also a television point and radiator.

Bedroom Two is another good-sized double bedroom, again benefiting from built-in wardrobes, with a front-facing window, television point and radiator.



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Bedroom Three is a versatile room which could be used as a bedroom, nursery, home office or dressing room. It has a rear aspect window and radiator.

The **modern family shower room** is well appointed with a contemporary white suite comprising a vanity-style wash hand basin, WC and a separate **low-step shower cubicle with rainfall shower head and additional shower attachment**, together with part-tiled walls, tiled flooring, heated towel rail, shaver point, extractor fan and ceiling spotlights.

Outside

One of the property's less obvious attractions is the **enclosed rear and side garden**. The plot is triangular in shape, which creates a surprisingly generous and private garden that is difficult to appreciate from the front.

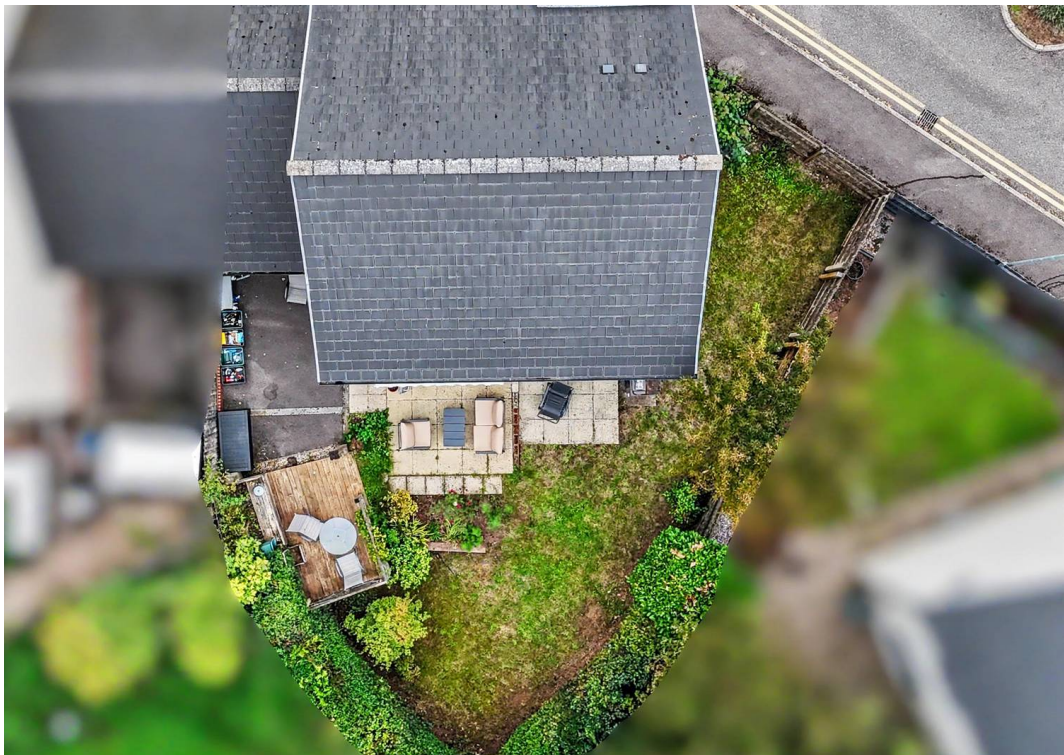
The garden is predominantly laid to lawn and is enclosed by mature planting and bushes, providing a good degree of privacy. A decked seating area and paved section create different areas for outdoor dining and relaxation, while the shape of the plot provides plenty of scope for enjoying the garden without requiring excessive maintenance.

The **closed car port and adjoining hardstanding provide parking for two cars**, an increasingly valuable feature for a property so close to the town centre.

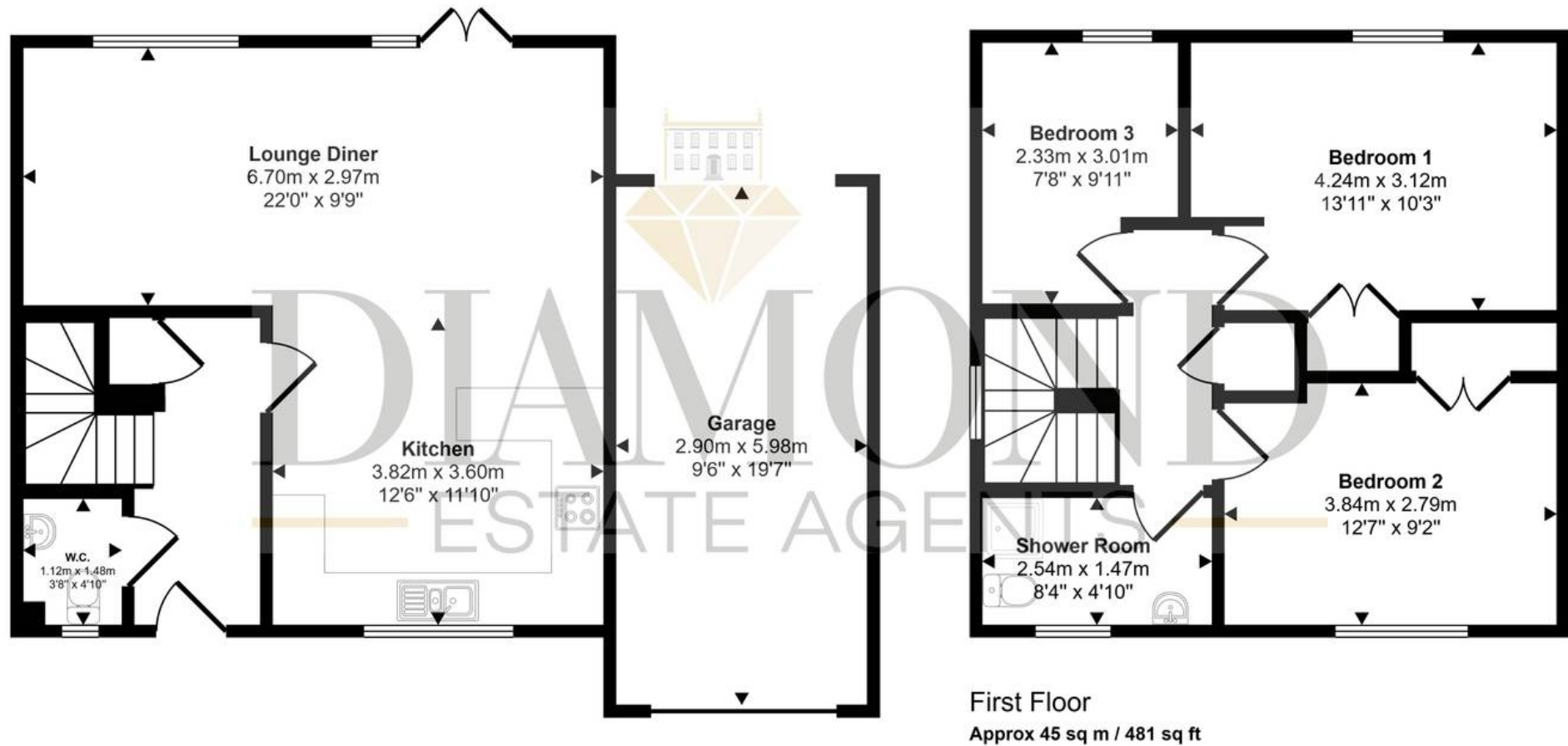
With its modern accommodation, three bedrooms, excellent kitchen, generous lounge/diner, private enclosed garden and parking for two cars, this is a property that offers considerably more than might first meet the eye.

The property occupies a particularly convenient position, being within a short walk of the town centre and its wide range of shops, cafés, restaurants and everyday amenities. Despite this convenience, the property is tucked away within the development, giving it a more peaceful feel than its town-centre proximity might suggest. It therefore offers an appealing balance between accessibility and privacy, making it equally suited to families, couples, first-time buyers or those looking to downsize without compromising on space or parking.





Approx Gross Internal Area
107 sq m / 1157 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

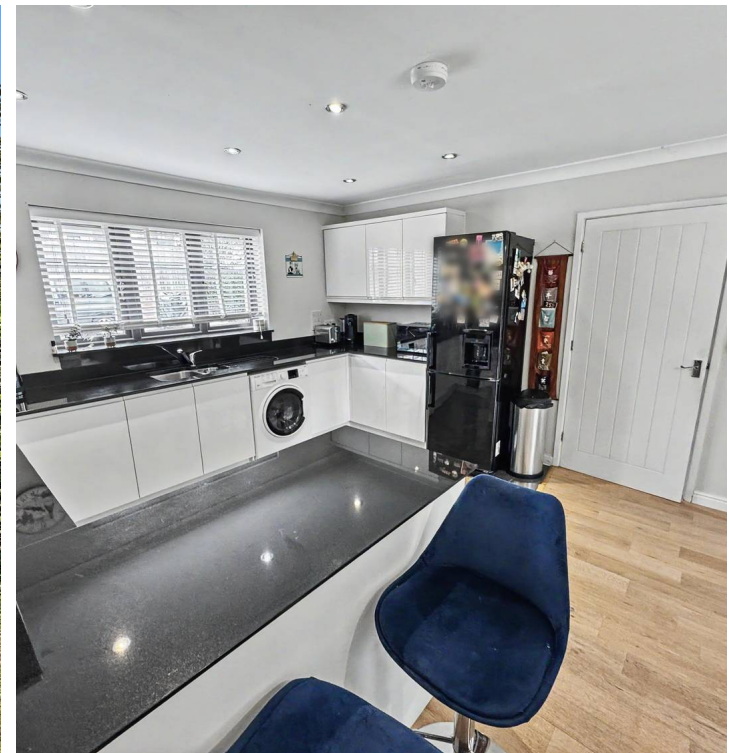
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If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

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