



1 Cox`s Court, Tiverton, Devon EX16 6AW
£225,000

Welden
Edwards
Supporting your every move

Situated within a small court of houses, this three bedroom home offers a lovely balcony with views over the surrounding countryside.

Description

Situated in a quiet cul-de-sac within walking distance of the town centre, this well-presented three-bedroom home offers modern living across three floors.

The ground floor features an open-plan lounge and kitchen area which offers a good range of wall and base units with a staircase leading to the first floor, where two bedrooms and a bathroom with a shower over the bath are located. The top floor is dedicated to the spacious main bedroom, which benefits from sliding doors opening onto a private roof terrace. The property is equipped with electric heating throughout.

Services, Tenure & Council Tax

Electric heating. Mains water and drainage.

Council tax band A.

Freehold tenure.

Broadband - Standard 18 Mbps, Ultrafast 900 Mbps (ofcom.org.uk)

Mobile - EE and Three - Unlikely, O2 and Vodafone - Likely (ofcom.org.uk)

Tiverton

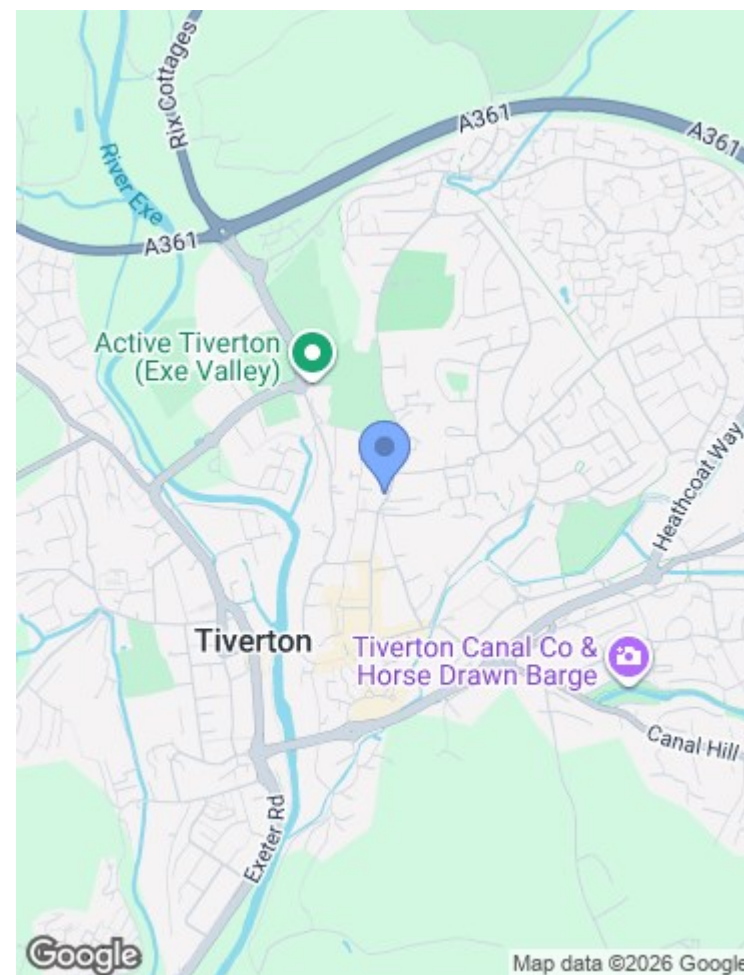
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 86.9 sq. metres (935.7 sq. feet)

This plan is for guidance only and is not to be relied upon.
Measurements are approximate.
Plan produced using PlanUp.

