



Harris Close
Westleigh
EX16 7HX

Offers in Excess of £
258,000.00

Harris Close - Westleigh

Bettermove are proud to present this 3 bedroom terraced house in Tiverton.

The property benefits from double glazing, and oil heating throughout, with ample off road parking available to the front of the property.

The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, and fitted kitchen/diner on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. The exterior boasts enclosed rear gardens, mainly laid with gravel chippings, and a paved patio area provides an ideal outdoor seating area. A gate at the rear leads to the rear lane providing additional parking and leading to the second enclosed rear garden, predominantly laid to lawn, perfect for enjoying the summer months.

Located in the rural hamlet of Westleigh, Tiverton, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Tiverton Parkway train station, a variety of local bus routes, and quick access to the M5.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS

3

BATHROOMS

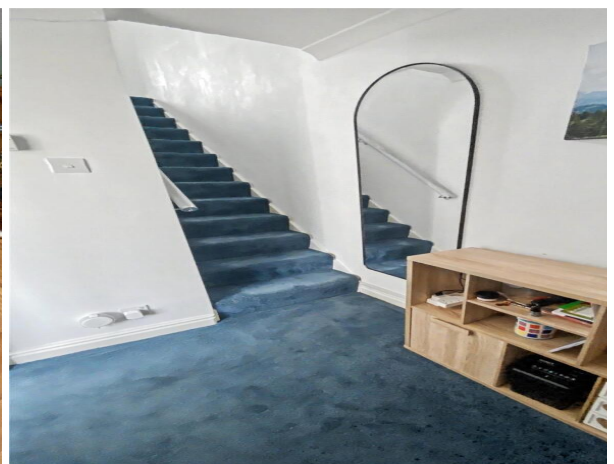
1

RECEPTIONS

2

TENURE

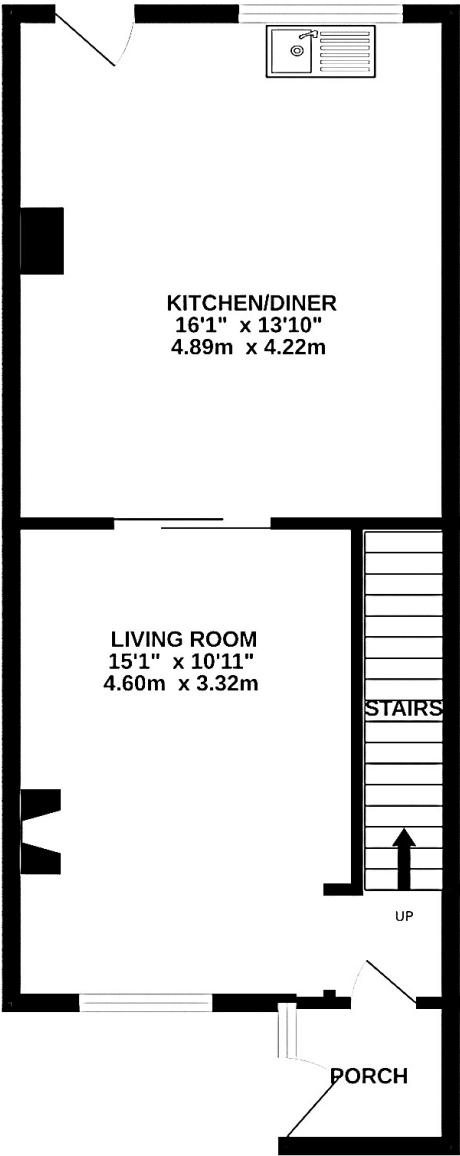
Freehold



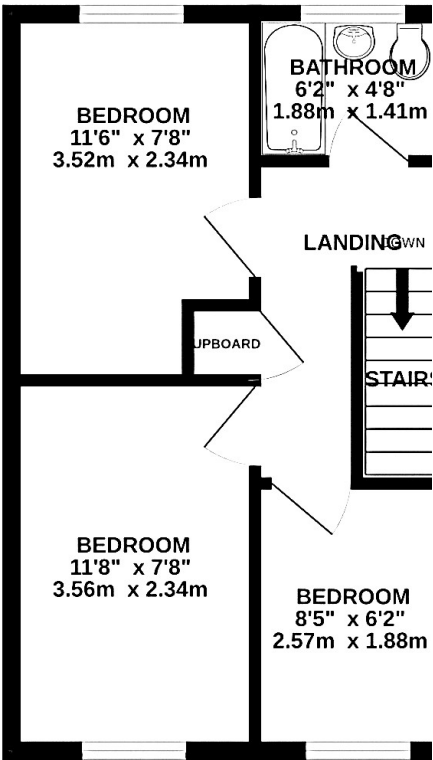


Floor Plan

GROUND FLOOR
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.9 sq.m.) approx.



Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
(92 to 100) A			(92 to 100) A		
(81 to 91) B			(81 to 91) B		
(69 to 80) C		79	(69 to 80) C		76
(55 to 68) D	59		(55 to 68) D	56	
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		



20-22 Bridge End, Leeds, LS1 4DJ
 t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.