



12 Pinnex Moor Road



12 Pinnex Moor Road

, Tiverton, Devon, EX16 6JN

Tiverton Town Centre 1 Mile | M5 (J27)/ Tiverton Parkway 7.5 miles |
Exeter 15 miles | Taunton 20 miles

A well-presented semi-detached two-bedroom home, with off street parking, set in the popular residential area of Pinnex Moor Road. Offered to market with no onward chain.

- Immaculately Presented
- No Onward Chain
- Modernised Throughout
- Off-Road Parking & Separate Garage
- Council Tax Band B
- Two Bedroom Family Home
- Kitchen/ Dining Room
- Level Garden
- Conveniently Located
- Freehold

Guide Price £260,000

DESCRIPTION

12 Pinnex Moor Road is a beautifully presented two-bedroom home, with a good-sized garden, off street parking for multiple vehicles and a separate garage within a block. All situated just a short distance from Tiverton Town Centre and its wide range of amenities.

This attractive semi-detached home has been modernised throughout to provide light, well-presented accommodation. The property offers a welcoming sitting room, a well-fitted kitchen with integrated appliances, two bedrooms, and a stylish bathroom. Externally, the property is approached via a driveway providing off-road parking, whilst to the rear is an enclosed garden offering a good degree of privacy with lawn, seating areas, mature plants and shrubbery.

SERVICES

Mains electricity, water and drainage. Gas central heating,
Ofcom predicted broadband services - Standard & Superfast
Ofcom predicted mobile coverage for voice and data: Internal (variable) – EE and Vodafone. External – EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council

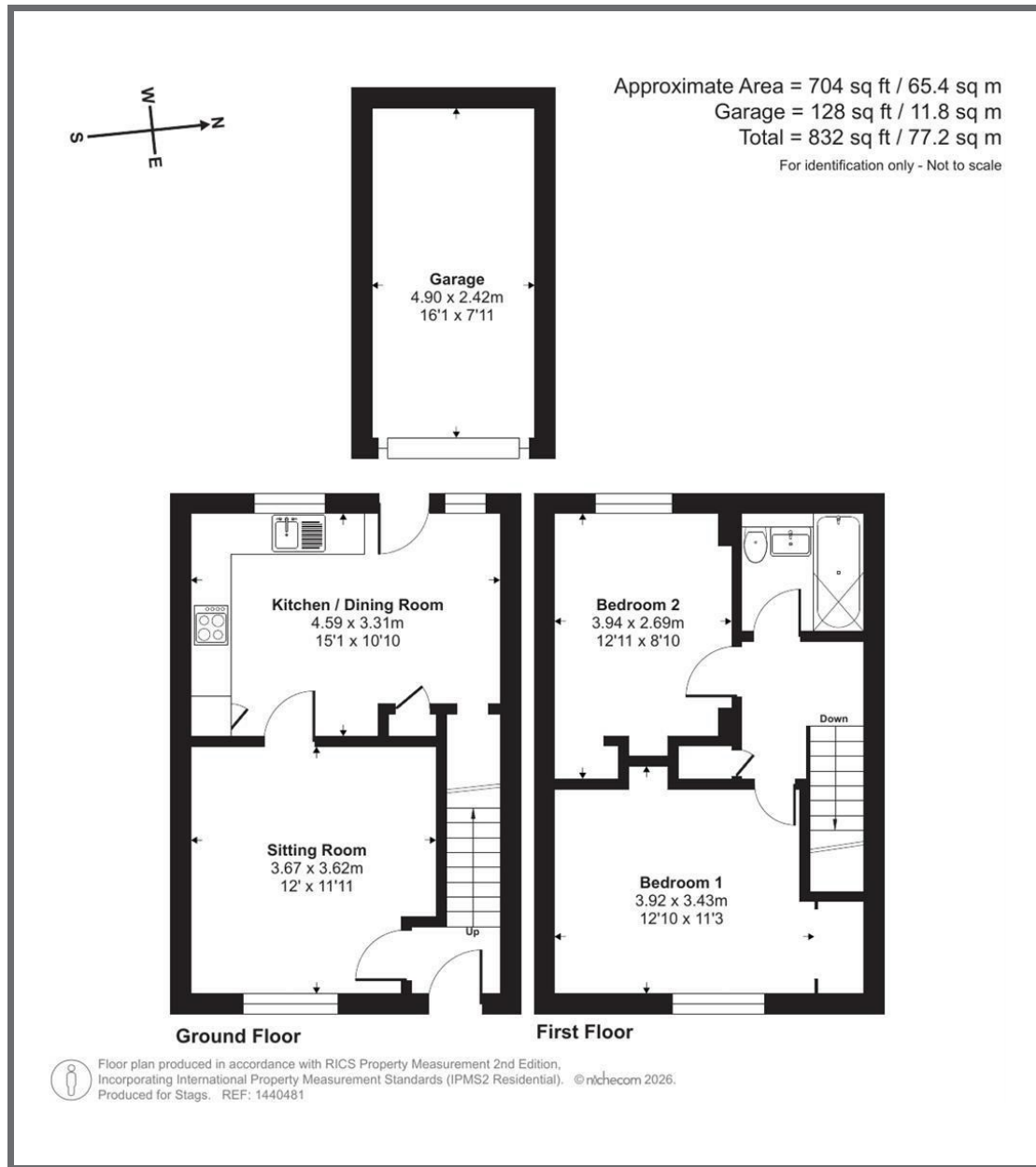
DIRECTIONS

From Stags' Tiverton Office, proceed north on Bampton Street. At the T-Junction, turn left and immediately right. After approximately 350 yards turn right onto Belmont Road, Continue straight over the first roundabout and at the second, bear left/ first exit, onto Pinnex Moor Road. After approximately 50 yards, turn left, where the property and driveway will be found immediately on the right.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

19 Bampton Street, Tiverton,
 Devon, EX16 6AA

tiverton@stags.co.uk

01884 235705



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