



**73 Higher Cotteylands, Tiverton, EX16 5BL**  
**Asking Price £230,000**

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## **\*NO ONWARD CHAIN\***

***An excellent opportunity to acquire a charming property in the sought-after area of Higher Cotteylands. Requiring modernisation, this home offers three bedrooms, a spacious kitchen/diner, a delightful rear garden, and breath-taking views across Tiverton and beyond.***

### **Description**

Situated in the desirable Higher Cotteylands area, this great property presents a fantastic opportunity for buyers looking to create their perfect home. Set in an elevated position, the house enjoys far-reaching views across Tiverton and the surrounding countryside, offering a peaceful and picturesque setting.

The property features generous living accommodation, including a welcoming lounge with a feature fireplace and a second reception room that could serve as a dining area or home office. The kitchen/diner provides direct access to the rear garden and offers plenty of scope for modernisation. Upstairs, there are three bedrooms—two comfortable doubles and a single—along with a family bathroom and WC.

Outside, the rear garden is a real highlight, with a tiered layout, lawn, greenhouse, and mature hedging, making it ideal for gardening enthusiasts. The front garden adds to the property's charm, with a neat lawn and pathway leading to the entrance porch. While the home would benefit from updating, it offers excellent potential in a sought-after location close to local amenities, schools, and transport links.

### **Council Tax, Tenure & Services**

Council Tax Band - B

Freehold

All Mains Connected

Ofcom Broadband Speeds: Ultrafast 900mbps

Ofcom Mobile Signal : O2 Limited - EE, Three & Vodafone Likely

### **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](mailto: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.

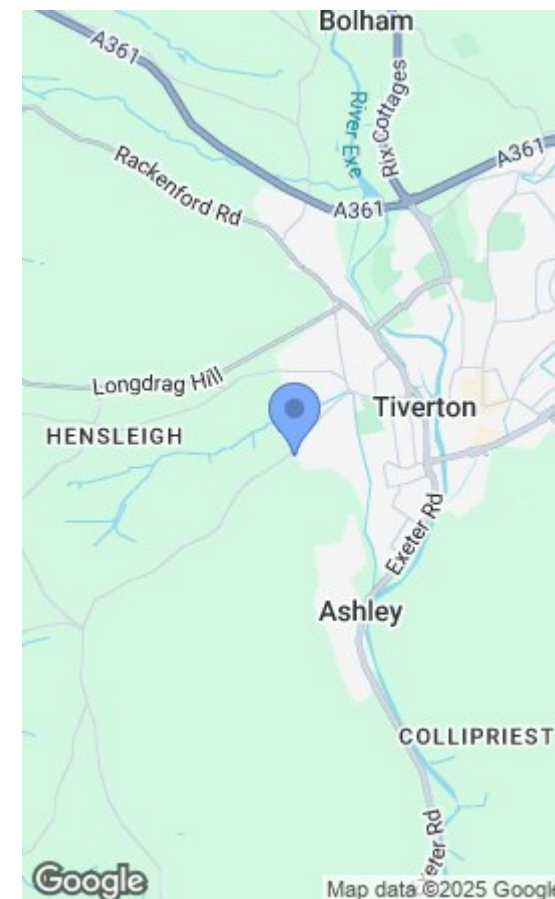




Total area: approx. 89.8 sq. metres (967.1 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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