



**12 William Street, Tiverton, Devon EX16 6BJ**  
**Asking Price £239,000**

## \*NO ONWARD CHAIN\*

A bright and spacious three-bedroom home offering modern living, low maintenance garden space and allocated parking, all within a convenient central location.

### Description

Upon entering the property, you are welcomed by a spacious and practical entrance hall, providing access to the staircase and the living room.

Positioned to the left, the bright and airy living room offers an inviting space to relax and entertain. Generously proportioned, there is ample room for a variety of furniture arrangements while still maintaining plenty of open floor space. A useful under-stairs storage cupboard provides an ideal solution for keeping household essentials neatly tucked away.

The living room flows seamlessly into the well-appointed kitchen, creating a sociable and functional layout. Featuring stylish coloured cabinetry that adds character and charm, the kitchen offers an abundance of worktop space for food preparation, along with plentiful storage provided by both wall-mounted and base units. Integrated appliances include a cooker, gas hob, and extractor hood, while there is also designated space for a fridge freezer.

To the rear, the kitchen extends wraps around into a utility area, complete with additional worktop space and plumbing beneath for further appliances. This area also features a conveniently located ground-floor cloakroom, fitted with a WC and wash hand basin.

Ascending to the first floor, the landing benefits from a generous full-height storage cupboard with shelving, providing excellent additional space for linen, towels, and household items.

The accommodation comprises three well-proportioned bedrooms, including two spacious doubles and a comfortable single. Each room enjoys a practical rectangular layout, allowing for a variety of configurations and designs, while large windows flood the spaces with natural light. The double bedrooms offer excellent floor space and can easily accommodate a range of bedroom furnishings. The versatile single bedroom would make an ideal nursery, home office, guest room, or child's bedroom.

Completing the first floor is the family bathroom, beautifully presented with a matching suite and a bath with shower over. Stylish yet timeless wall tiling around the bath complements the property's neutral décor, creating a fresh and contemporary finish.

Outside, the low-maintenance rear garden strikes the perfect balance between outdoor enjoyment and easy upkeep. Offering a blank canvas for landscaping or personalisation, the space is ready for its next owner to make it their own. A rear access gate further enhances practicality and convenience.

The property also benefits from two allocated parking spaces located beneath and in front of a carport to the rear, providing sheltered off-road parking away from the roadside and adding to the convenience of this centrally located home.

### Services, Tenure & Council tax

All Mains Connected

Freehold

Council Tax Band - B

Ofcom Broadband Speeds: Ultrafast

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

Annual Service Charge Approx: £322.87

### Tiverton

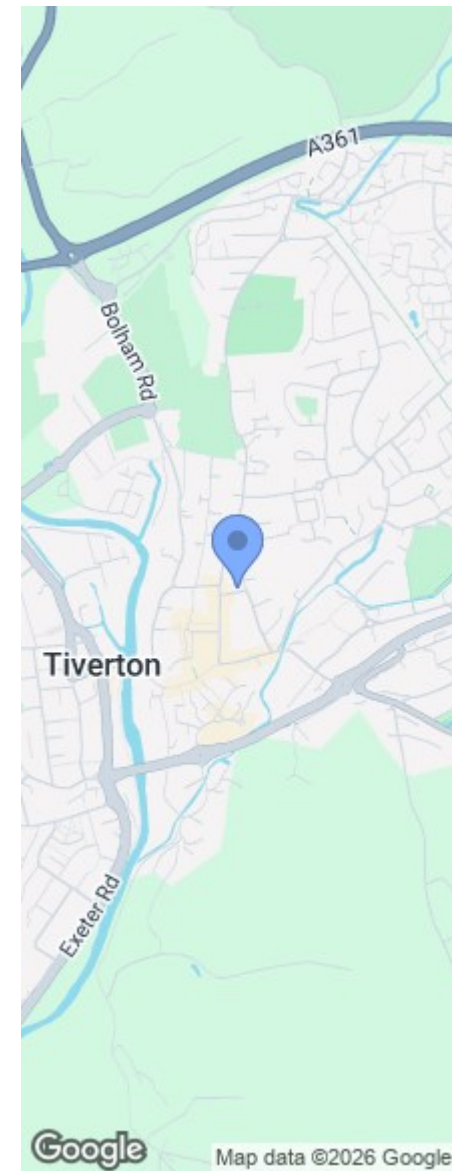
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

### 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

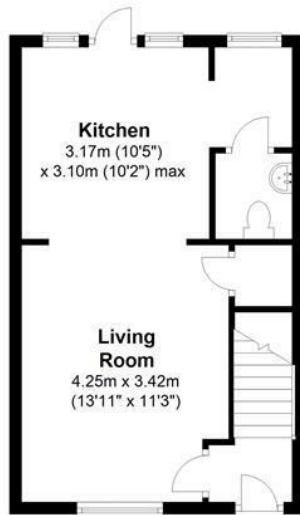
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



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

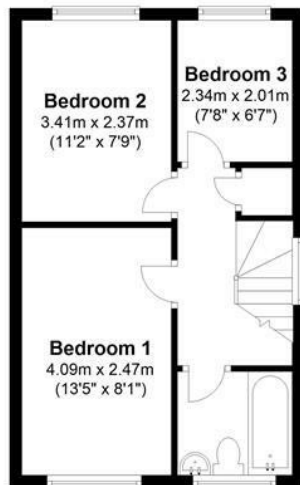
### Ground Floor

Approx. 31.4 sq. metres (338.3 sq. feet)



### First Floor

Approx. 33.7 sq. metres (362.4 sq. feet)



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

Plan produced using PlanUp.

