

**15 Walnut Drive, Tiverton, EX16 6HE**
**£195,000**

Welden Edwards
*Supporting your every move*

# This bright and well-proportioned two-bedroom home is positioned within a lovely residential area. The versatile property includes off-road parking, alongside a rear garden, suiting a wide range of buyers.

## Description

Entering the property, you are welcomed into a bright and airy lounge/diner, providing an excellent amount of space for both comfortable living and dining. The room offers a sociable layout, making it an ideal setting for family life, while the stairs rise to the first floor from here.

To the rear of the property is the well-proportioned kitchen, offering ample storage and generous worktop space. The sink is positioned overlooking the conservatory, allowing plenty of natural light to flow through and brighten the room. There is also designated space for a cooker, ready for the new owner to install to their own requirements.

The rear door leads directly into the conservatory, which enjoys pleasant views over the rear garden. This additional space provides an ideal spot to unwind at the end of the day or enjoy a morning coffee, while also offering a useful connection between the kitchen and garden.

Ascending to the first floor, the spacious landing provides access to both bedrooms and the family shower room. Both bedrooms are generously proportioned doubles, positioned at either side of the property and spanning it's width. Large windows allow an abundance of natural light into each room, creating bright and welcoming spaces.

Bedroom two further benefits from a built-in wardrobe, complemented by an additional storage cupboard, providing useful practical storage. The family shower room is finished in a contemporary style and is well suited to the proportions of the property, featuring a matching white suite.

Outside, the level rear garden is designed with ease of maintenance in mind, while offering a versatile space that is well suited to family life. A generously sized shed provides valuable additional storage.

To the front, the property benefits from a charming frontage, providing a pleasant buffer from the roadside as well as off-road parking for one vehicle. Side access leads conveniently through to the rear garden, adding further practicality to the outdoor space.

## Council Tax, Tenure & Services

Council Tax Band - B
Freehold
Mains Electric, Water & Drainage

Ofcom Broadband Speeds: Ultrafast
Ofcom Mobile Signal : EE, Vodafone, Three Likely - O2 Limited

## Tiverton

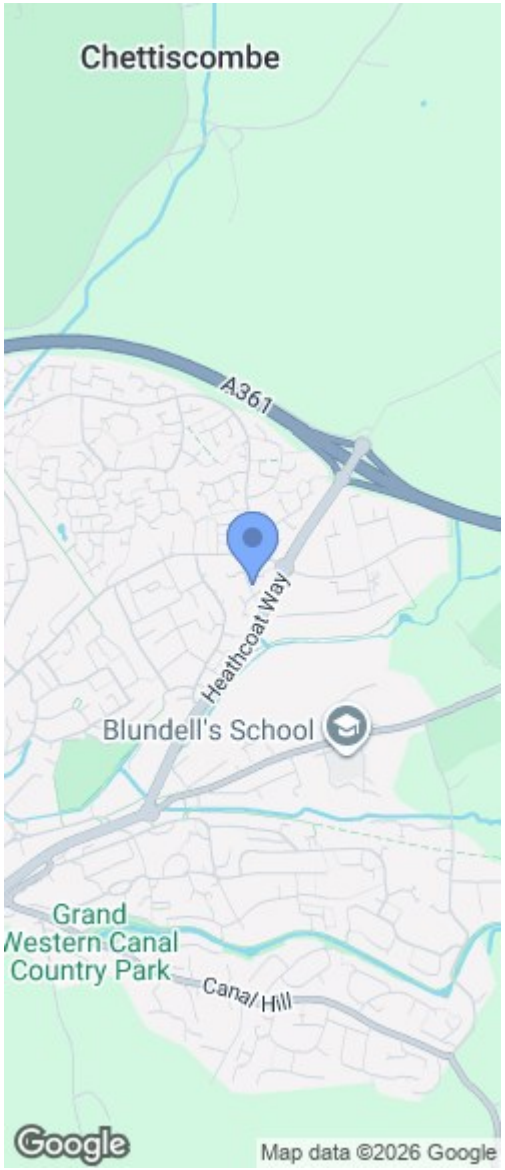
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

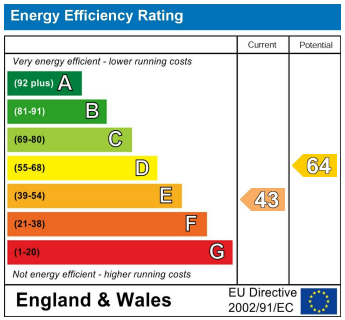
## Sales enquiries

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.



## Ground Floor

Approx. 36.2 sq. metres (389.8 sq. feet)




## First Floor

Approx. 29.4 sq. metres (316.4 sq. feet)




Total area: approx. 65.6 sq. metres (706.2 sq. feet)

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





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