



Lower Cotteylands, Tiverton, EX16 5BJ

Situated in the residential area of Lower Cotteylands, this charming three-bedroom end-of-terrace property is offered to the market with no onward chain. Boasting a lovely elevated position with wonderfully maintained, mature gardens to both the front and rear, this home presents a fantastic opportunity for families, first-time buyers, or investors looking to put their own stamp on a property.

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DESCRIPTION:

A welcoming entrance porch and hallway leading to the ground floor accommodation, with stairs rising to the first floor.

A bright, dual-aspect living space spanning the full depth of the property. The room features a striking stone-effect fireplace, large windows allowing for plenty of natural light, and ample space for both seating and dining arrangements.

A traditional, country-style fitted kitchen with an extensive range of wooden wall and base units, tiled worktops, and integrated breakfast dining space and providing excellent additional workspace, additional storage cupboards, and direct access out to the rear garden.

A spacious double bedroom featuring extensive built-in overhead storage, wardrobes, and large mirrored sliding doors that maximise the sense of light in which both the second double bedroom face the front of the property is complete with built-in storage. A versatile single bedroom which faces the rear of the property comes with built in storage is perfect for a child's room, nursery, or a dedicated home office setup.

The first floor features a separate family bathroom and a separate WC offering great potential to be knocked through into one large modern family bathroom.

OUTSIDE:

The property benefits from a lovely, long brick-paved pathway leading to the front door, flanked by a lawn, shrubs, and privacy hedging. A standout feature of the home, the private rear garden has been meticulously cared for. It features a concrete pathway cutting through lawn, multiple seating areas a timber garden shed/workshop, and high hedging providing excellent privacy.

INFORMATION:

Council Tax: Band B - Mid Devon

Services: Mains Drainage. Mains Electric and Mains Water

Broadband: Superfast Fibre Broadband Within This Postcode. Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

precautions.severe.withdraws



AT A GLANCE:

Three bedrooms
End-of-terrace

Highly sought-after location in lower coteylands
Generous and beautifully maintained front & rear gardens

Spacious living room with feature fireplace
Traditional fitted kitchen & separate utility space
Excellent potential to personalise and modernise

Close to local amenities and transport links

NO ONWARD CHAIN

PROPERTY INFORMATION:

Freehold

Council tax Band: B

Mains electric, water and drainage.



Ground



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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