



Amory Road, Tiverton, EX16 5ET

Presented to the market is this well-proportioned three-bedroom terraced home, offering a practical and versatile layout with generous living accommodation, a useful garage/store and attractive outside space.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

The ground floor is entered via a welcoming entrance hall, with stairs rising to the first floor and access into the main living accommodation. The spacious living room provides plenty of room for both relaxing and entertaining.

To the rear is a separate dining area and adjoining kitchen, creating a practical layout with good separation between cooking, dining and everyday living spaces.

Upstairs, the property provides three bedrooms alongside the family bathroom. The two larger bedrooms are particularly well proportioned, while the third bedroom would make an ideal child's bedroom, guest room or home office.

The first floor also includes a family bathroom, landing and useful storage, making the accommodation practical for family life.

A particularly useful feature is the large garage/store, providing valuable additional storage and utility space.

Overall, this is a well-planned family home offering generous living accommodation, three bedrooms and excellent additional storage. It would make an appealing choice for first-time buyers, families or investors looking for a three-bedroom property in Tiverton.

INFORMATION:

Council Tax: Band B - Mid Devon

Services: Mains Water, Mains Electric and Mains Gas

Broadband: Ultrafast Full Fibre Available Within This Postcode, Fibre to the Premises.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

paid.goats.clap

PLEASE NOTE: Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25.00 is levied for each verification undertaken.



AT A GLANCE:

- Three-bedroom terraced house
- Spacious living room
- Separate dining area
- Generous kitchen
- Three well-proportioned bedrooms
- Family bathroom
- Useful first-floor storage
- Large garage/store
- Driveway parking
- Fantastic rear garden
- Popular residential location in Tiverton

PROPERTY INFORMATION:

- Freehold
- Council tax Band: B
- Mains electric, gas, water and drainage.

Garage/Storeroom
8'0" x 17'2"
2.45 x 5.25 m

Dining Area
7'1" x 8'4"
2.18 x 2.56 m

Kitchen
6'5" x 15'4"
1.98 x 4.69 m

Living Room
10'5" x 22'4"
3.19 x 6.82 m



Ground

Bathroom
6'8" x 5'6"
2.05 x 1.70 m

Storage

Landing
9'3" x 4'0"
2.83 x 1.24 m

Bedroom
5'4" x 11'8"
1.65 x 3.58 m

Bedroom
12'1" x 10'2"
3.69 x 3.11 m

Bedroom
10'6" x 11'9"
3.21 x 3.59 m

Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	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.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk