





Lower Cotteylands, Tiverton, EX16 5BJ
Asking Price: £259,000

A well-presented three-bedroom semi-detached family home, boasting generous gardens, modernised accommodation and attractive countryside views from the first floor.

Winkworth

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DESCRIPTION:

Approached via a particularly generous front garden, with a pathway leading to the main entrance, this attractive home offers well-proportioned accommodation, ideally suited to family living, together with gardens to both the front and rear.

Upon entering, you are welcomed into a spacious sitting room, enjoying plenty of natural light and featuring patio doors opening directly onto the rear garden. This creates a lovely connection between the indoor and outdoor living spaces.

The kitchen is fitted with a range of modern units, complemented by ample worktop space and a selection of integrated appliances. The layout provides excellent storage and practical preparation areas.

To the first floor are three well-proportioned bedrooms, with the two larger rooms enjoying pleasant views over the rear garden. The third bedroom benefits from an open outlook towards the surrounding countryside and would make an ideal child's bedroom, home office or guest room.

The family bathroom has been modernised and comprises a panelled bath with shower attachment and a wash hand basin set within a vanity unit. A separate cloakroom has also been updated, providing additional convenience for family living.

Outside, the property continues to impress with a generous front garden, predominantly laid to lawn, creating an attractive approach.

A covered side passage provides access to a useful brick-built storage room, offering excellent versatility and lending itself to use as a workshop, utility space or secure storage for bicycles and gardening equipment.

The enclosed rear garden provides an excellent space for families to enjoy, being predominantly laid to lawn with a patio area adjoining the property. There is plenty of room for outdoor dining, entertaining and children's play, making this a particularly appealing feature of the home.

INFORMATION:

Council Tax: Band B - Mid Devon

Services: Mains Water, Mains Electric and Main 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:-

spirits.milder.ultra







AT A GLANCE:

Three-bedroom semi-detached family home
Spacious sitting room
Enjoys elevated views
Family bathroom
Separate utility room
Generous front garden
Enclosed rear garden with patio area
Ideal family accommodation
Conveniently located close to Tiverton town centre and local amenities

PROPERTY INFORMATION:

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





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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