



Hawks Drive, Tiverton, EX16 6WW

A chance to acquire this two bedroom coach house which features a ground floor garage with garden access, leading up to a first-floor living/dining area, separate kitchen, two bedrooms. NO ONWARD CHAIN.

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DESCRIPTION:

The ground floor serves as the main entrance to the property and provides direct access to the integrated garage and rear garden. A compact entrance hallway welcomes you into the home, with stairs leading directly up to the first floor. The ground floor is completed by a generously sized integrated garage, which features a door to the front for vehicle access and a convenient single rear door opening directly into the enclosed, low-maintenance rear garden.

The main living quarters are situated entirely on the first floor, arranged along a long, light-filled central landing with multiple windows that connects all the rooms on this level. At one end, you will find a bright, dual-aspect living room and diner that spans the full depth of the floor, offering plenty of room for both seating and dining setups. Located just off this living area is a functional kitchen fitted with a cooktop/hob and a rear-facing window.

The property features two bedrooms situated further along the landing. The main bedroom is a spacious double room that benefits from its own private ensuite equipped with a toilet, washbasin, and shower area. The second bedroom is a well-proportioned space, perfect for guests, a child's room, or a dedicated home office.

This property is offered with no onward chain, making the buying process much simpler with no upward complications. It also stands out by including an enclosed, low-maintenance rear garden accessible via the garage—a rare and desirable feature for a coach house.

INFORMATION:

Council Tax: Band B - Mid Devon

Services: Mains Electric, Gas, Water and Drainage

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

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

mole.pasta.puff

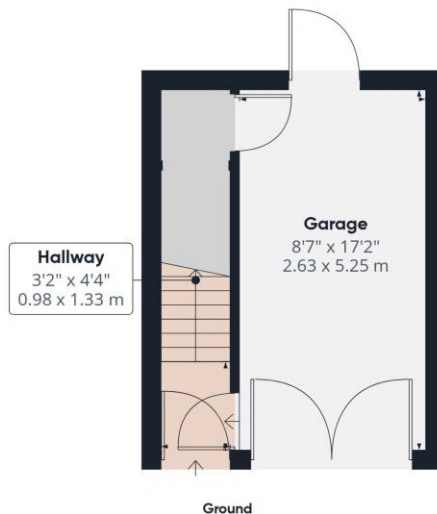


AT A GLANCE:

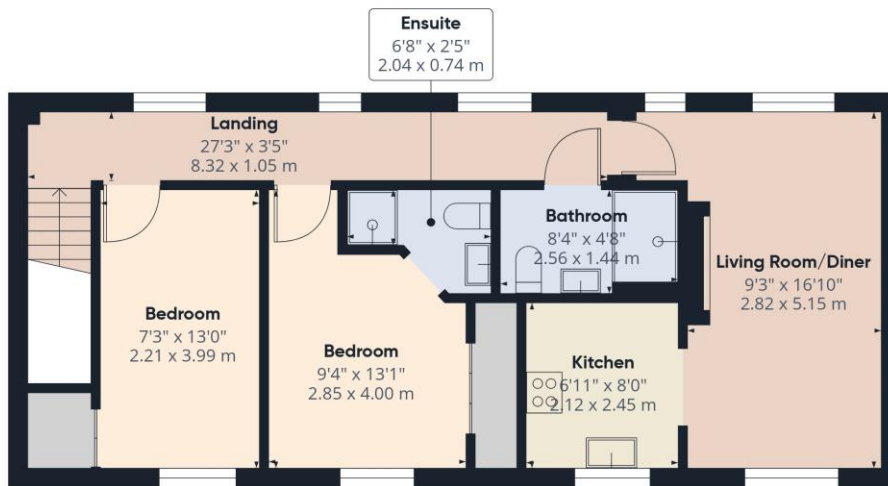
Detached Coach House
Two Double Bedrooms
Spacious Lounge
Garage and Allocated Parking Space
Private Enclosed Rear Garden
No Onward Chain
En-Suite Shower Room to Principal Bedroom
Gas Central Heating
Double Glazing Throughout

PROPERTY INFORMATION:

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



Ground



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	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.

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