



## Martins Lane, Tiverton, EX16 6QX

A very well-presented and recently renovated two-bedroom mid-terrace home, tucked away on a quiet lane just moments from the town centre.

**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

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





## DESCRIPTION:

Step inside this beautifully presented home and you're greeted by a stylish, modern kitchen finished in a calming blue palette. Featuring a comprehensive range of sleek wall and base units, the kitchen is equipped with a built-in double oven, space for a fridge freezer, and plumbing for both a dishwasher and washing machine.

The kitchen opens seamlessly into a welcoming lounge, generously proportioned to accommodate a full suite of living room furnishings. Large windows bathe the room in natural light.

From the lounge, a doorway leads to a spacious under-stairs storage cupboard, while to the right, you'll find a well-appointed bathroom complete with a bath and overhead shower, WC, and hand basin—blending comfort and practicality with ease.

Upstairs, the first floor two well-presented bedrooms. The principal bedroom is impressively spacious, comfortably fitting a super king-sized bed and a large wardrobe. A wide window not only floods the room with natural light but also frames stunning views of the rolling hills. The second bedroom is a cosy single which could also be used as an office space.

## OUTSIDE:

The fully enclosed rear garden provides a private and peaceful retreat.

Council Tax: Band A - Mid Devon

Services: Mains water, Mains electric and Main Gas

Broadband: Super-Fast Broadband Available Within This Postcode, Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

slogged.hike.verb

**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:**

Terraced  
Recently renovated  
Modern kitchen  
Spacious lounge  
Two bedrooms  
Family bathroom with shower over the bath  
Private garden  
Close to the town centre  
Close to many local amenities

#### **PROPERTY INFORMATION:**

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



Ground



Floor 1

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

**Winkworth**

Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

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