



---

## Harrowby Close, Tiverton, EX16 4BQ

This newly renovated three bedroom terraced property has been refurbished throughout to an extremely high standard. NO ONWARD CHAIN.

**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:

One not to be missed! this three-bedroom terraced property has been refurbished throughout to an extremely high standard. NO ONWARD CHAIN.

This is a well presented three-bedroom family home, situated within walking distance of the Great Western Canal with a number of local amenities and schools nearby.

Harrowby Close is located slightly off the main road through Wilcombe, the property benefits from off road parking and a lawned garden to the front. Upon entering the property, you have the stairs to the first floor directly in front of you., to your right-hand side is the kitchen/dining room which has a range of modern wall and base units with an integrated fridge, dishwasher, eye level cooker and an electric hob situated in a central island. The sitting room is spacious with dual aspect windows, this provides a light and bright space to entertain friends and family.

On the first floor you will find the modern family bathroom, this comprises of a white suite with a shower over the bath. stylish tiled walls, vanity unit and towel rail. Bedroom one is a great sized double bedroom with built in wardrobes, bedroom two is also a double bedroom with built in wardrobe, bedroom three is a generous single bedroom with a built-in cupboard.

## Outside –

The rear garden is of good size and is mostly laid to lawn. The garden also benefits from a generous sized patio area, this has ample space for garden furniture and provides the perfect space to relax or entertain during the summer months. A summerhouse is situated in the far corner with three brick storerooms also situated outside, the stores consist of a WC, utility room and storage room.

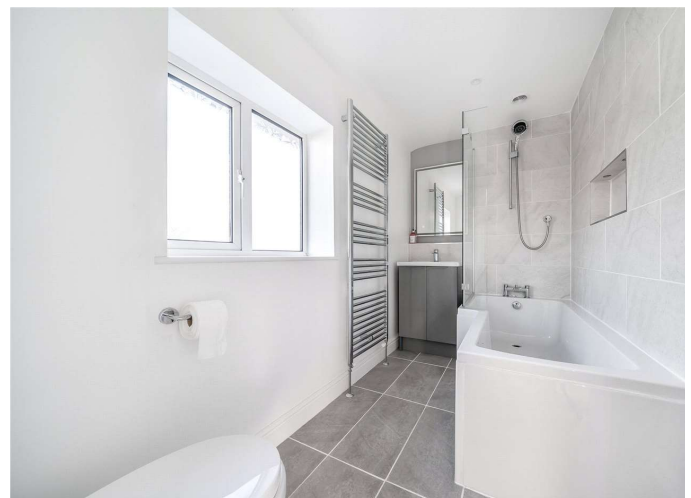
Services: - Mains water, drainage, gas & electric.

Council Tax Band: - B

Directions: From the multi storey car park turn left onto Great Western Way proceeding straight across the roundabout. Turn right on to Old Road following the signs for the Canal. Bear left at the mini roundabout heading up the hill and take the first left. Shortly after passing the green, Harrowby Close will be on your left.

Buyers:

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 Thirdfort to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



## AT A GLANCE:

Newly renovated property throughout.  
Located close to the Grand Western Canal.  
Modern fitted kitchen / dining room with integrated appliances.  
Spacious sitting room.  
3 good size bedrooms  
Modern fitted bathroom with shower over the bath.  
Good size rear garden with outside sheds  
Off-road parking  
NO ONWARD CHAIN

## PROPERTY INFORMATION:

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



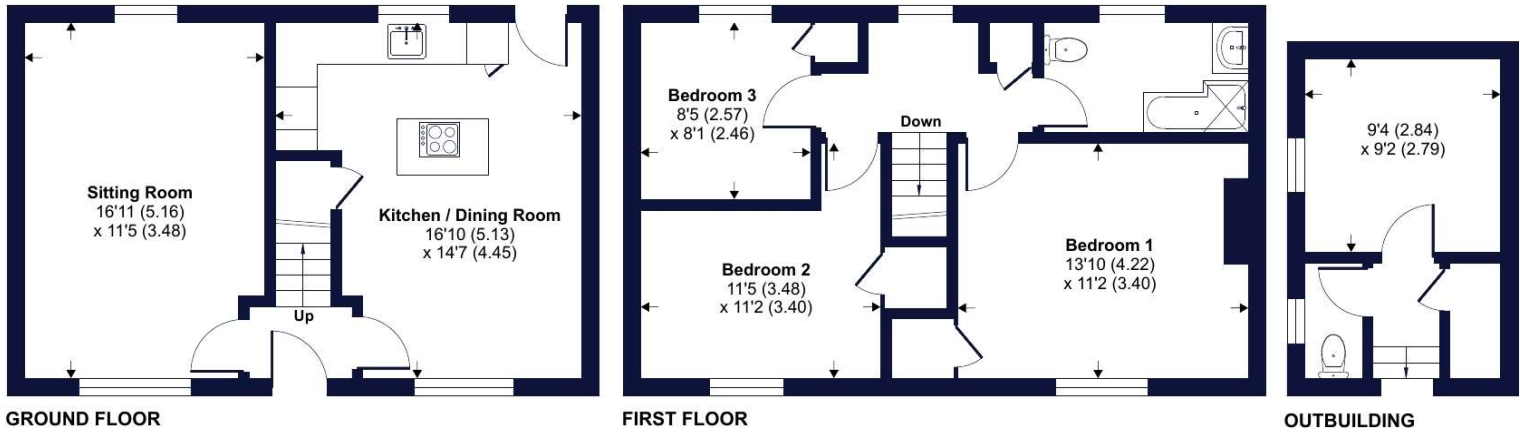
# Harrowby Close, Tiverton, EX16

Approximate Area = 937 sq ft / 87 sq m

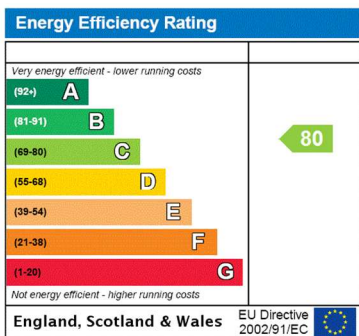
Outbuilding = 142 sq ft / 13 sq m

Total = 1079 sq ft / 100 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 937564



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.



Crediton: 01363 773757  
crediton@winkworth.co.uk

Exeter: 01392 271177  
exeter@winkworth.co.uk

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