



Tidcombe Lane, Tiverton, EX16 4DZ

Tidcombe Lane is a two-bedroom detached bungalow with driveway, garage, and fully enclosed garden. located in close proximity to The Grand Western Canal. NO ONWARD CHAIN

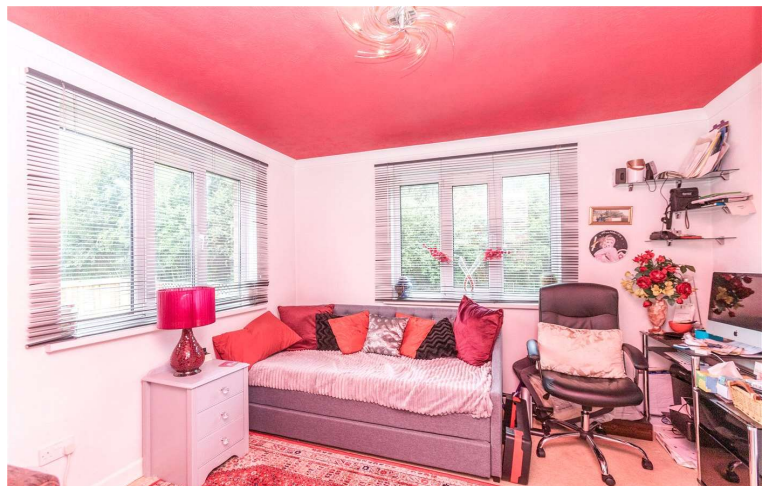
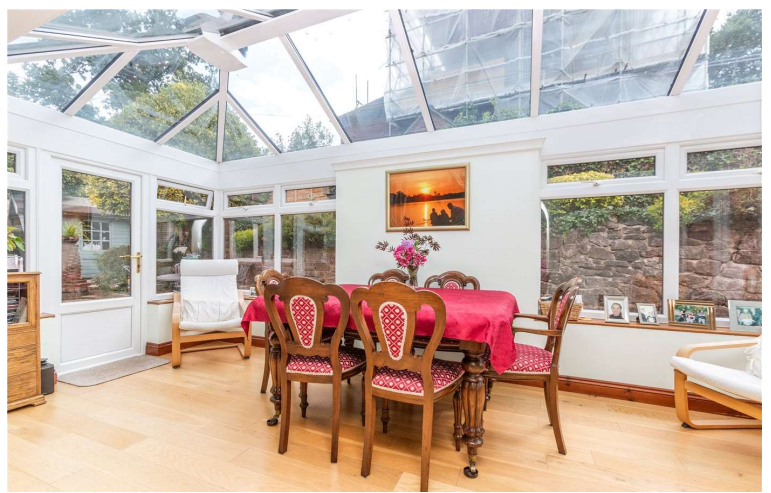
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DESCRIPTION:-

Tidcombe Lane is conveniently located close to a number of local amenities, one of which is the award winning Blundells School. A large superstore is just a few minutes' drive away, which then allows walking access to Tiverton Town centre. EPC TO FOLLOW

You enter the property into a spacious entrance hall, here you have two good size storage cupboards and ample space for other furniture. Located at the end of the hallway is the family bathroom, with large walk-in shower, floor to ceiling tiles, WC, hand basin and a number of white units. The quirky kitchen has a range of coloured wall and base units, integrated dishwasher, fridge, and double oven. Located between the kitchen and utility is a cloakroom with WC, hand basin, radiator and window facing the rear aspect. The utility room has plumbing for a washing machine, tumble-dryer and under counter fridge. An access door takes you directly into the garage and a separate door to the driveway., the back door leads you directly into the rear garden.

The sitting room is open plan with the conservatory keeping the room light and bright. This room benefits from feature fireplace, wooden flooring throughout and level access into the dining room. /Conservatory. The conservatory provides ample room for a family size dining table plus other furniture. Two doors at either end of the conservatory provide direct access to the garden.

The master bedroom is a good size double room with dual aspect windows and built in storage.

Bedroom two is another good size room, with built in storage and window facing the front aspect.

OUTSIDE: -

To the rear is a large, enclosed garden, with well-tended plant and flower beds, block paved areas ideal for patio furniture, a separate gravelled area bordered with plants and shrubs and a good size lawn. The summer house has power and would make a great home office or an extra space to sit and appreciate the views around you. The driveway to the front has enough parking for two cars as well as space in the single garage for another car or can be used for additional storage.

Council Tax Band D

Services: -

Mains gas, electric, water and drainage

Directions: -

what3words: - peanut.oddly.later



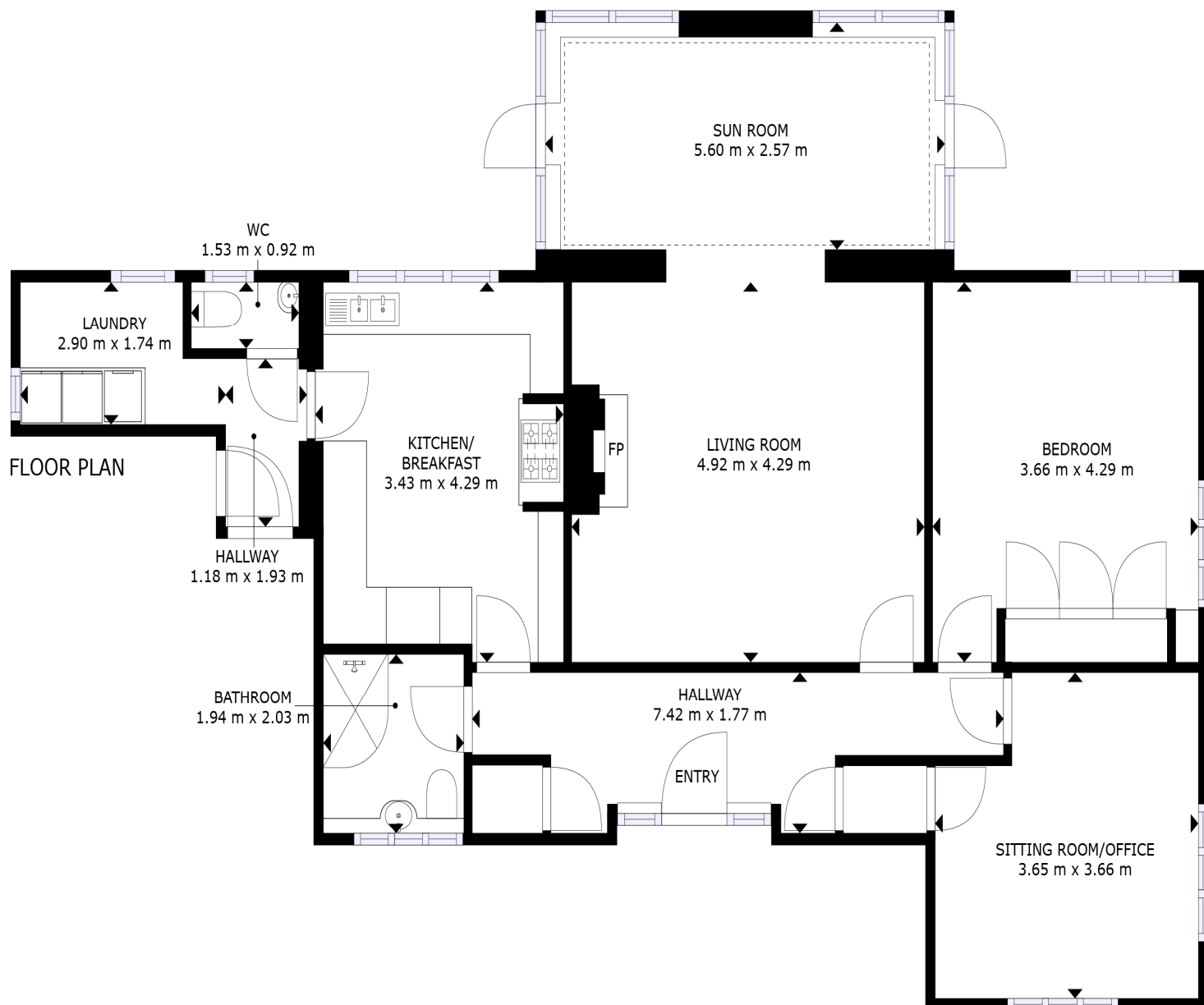
AT A GLANCE: -

Detached
Bungalow
Garage
Two Double Bedrooms
Conservatory
Enclosed Garden
Sought After Location

PROPERTY INFORMATION:

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

FLOOR PLAN



GROSS INTERNAL AREA

FLOOR PLAN: 107 m²

FIGURES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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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