



Cottey Brook, Tiverton, EX16 5BR

This well-presented three-bedroom semi-detached home is located in a peaceful, sought-after area of Tiverton, offering spacious accommodation close to schools, shops, and transport links. NO ONWARD CHAIN

Winkworth

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DESCRIPTION:

This well-presented three-bedroom semi-detached home is located in the Westexe area, within walking distance of the park, two primary schools, and the town centre.

The spacious lounge features neutral décor, creating a bright and airy atmosphere that's perfect for relaxing or entertaining. Large windows allow natural light to flood the room, while the layout offers flexibility for a variety of furniture arrangements.

The modern kitchen is fitted with white cabinetry, a built-in oven, black glass extractor hood, and a tiled backsplash. Wood-effect worktops provide generous workspace, complemented by a stainless steel sink positioned beneath a large window that fills the room with natural light also with large patio doors leading into the rear garden.

Upstairs offers three well-proportioned bedrooms and a contemporary family bathroom with a shower over the bath.

OUTSIDE:

The property benefits from a driveway with parking for two vehicles. The front garden is attractively landscaped with gravel, shrubs, and flowering plants. To the rear, an enclosed garden includes a generous patio area ideal for outdoor furniture.

Council Tax: Band C - Mid Devon

Services: Mains water, Mains electric and Main Gas

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

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

basis.native.glitz

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.

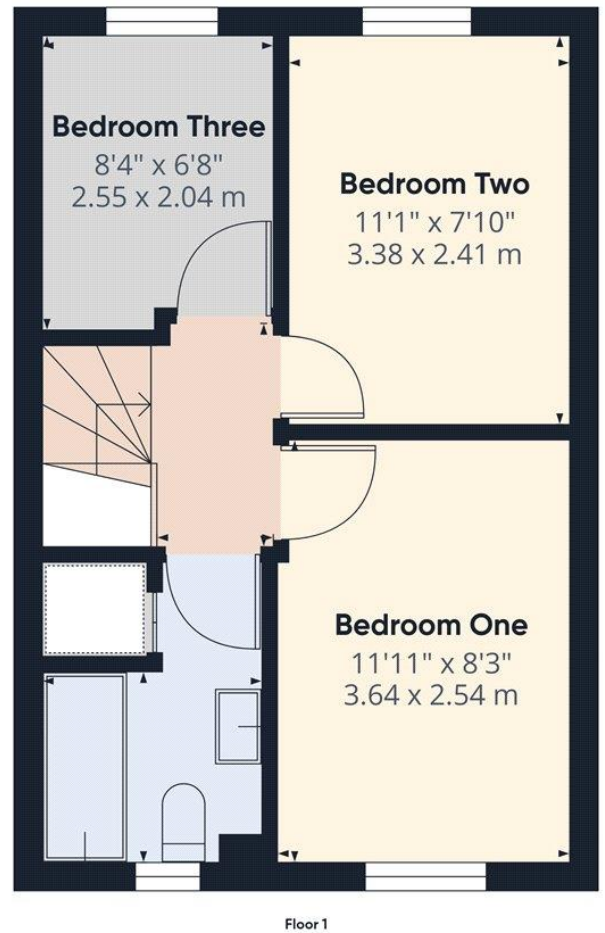
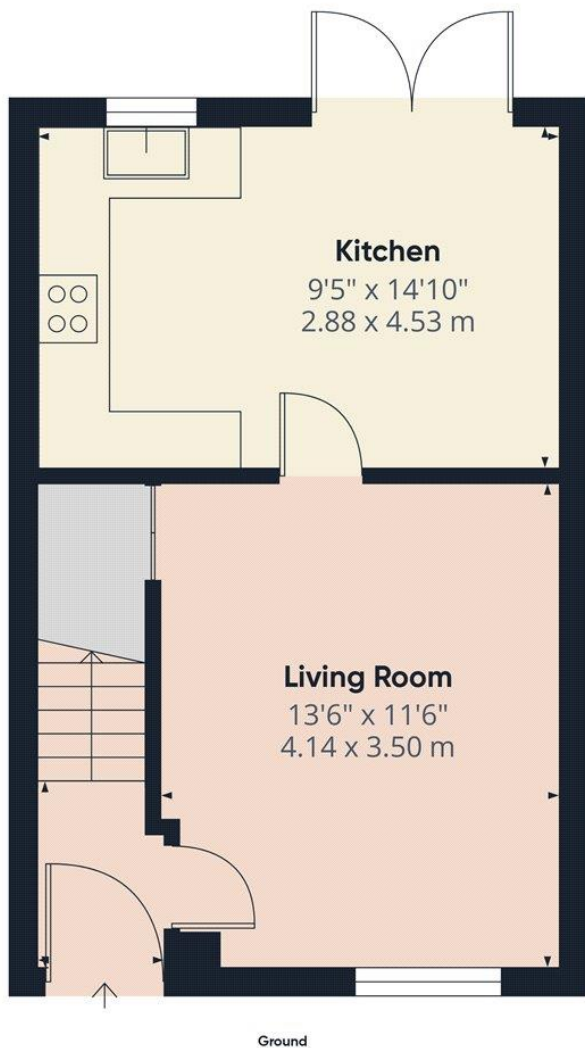


AT A GLANCE:

- Spacious sitting room
- Open plan kitchen/dining area
- Patio doors leading out to the rear garden
- Three Bedroom
- Bathroom with shower over the bath
- Private enclosed garden
- Semi-detached property
- Off road parking for 2 vehicles
- Walking distance to the town centre
- Close to local park
- NO ONWARD CHAIN

PROPERTY INFORMATION:

- To be advised
- Council tax Band: C
- Mains electric, gas, water and drainage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 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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