



Lower Cotteylands, Tiverton, EX16 5BJ

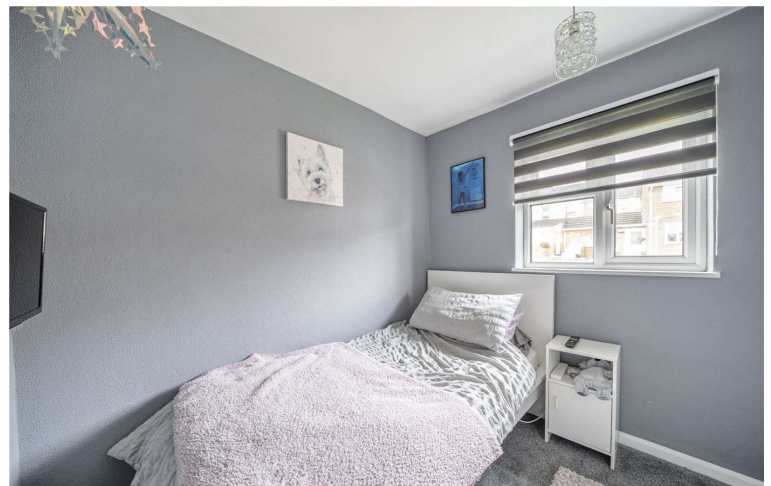
A delightful three bedroom, semi detached family home, with large garden, spacious living accommodation and generous storage. NO ONWARD CHAIN

Winkworth

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DESCRIPTION:

A delightful three-bedroom semi-detached family home, with large garden, spacious living accommodation and generous storage. NO ONWARD CHAIN

Lower Cotteylands is positioned on the outskirts of the town but still within walking distance of local amenities, such as schools, shops, and a large park with bowling club. Tiverton is a fantastic market town with good transport links, the M5 is within a 10-minute drive and Tiverton Parkway also which offers a rail service to London Paddington within 2 hours.

Ground Floor: -

Upon entering the property, you have the sitting room to your right-hand side, this benefits from a gas feature fireplace and large window facing the front aspect keeping the room light and bright. The generous sized kitchen/diner has ample storage and views facing the rear aspect and Devon countryside. A large utility can be accessed from the kitchen or via a door to the front of the property, this provides a great area for storing wellies and muddy shoes after making the most of the nearby country walks.

First Floor: -

Bedrooms one and two are good sized double rooms benefiting from built in storage, bedroom three is a single room also with built in storage. The family bathroom has tiled walls with a shower over the bath, WC & hand basin.

OUTSIDE:

The front garden is mainly laid to lawn, with steps and handrail leading down to the property. To the rear is a large, enclosed garden currently with a shed and greenhouse, but still allowing plenty of room to relax or play.

This lovely home has new carpets throughout and has been maintained to a high standard, you really do have to view Lower Cotteylands to appreciate this spacious family home.

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

Council Tax Band: - B

Buyers:

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AT A GLANCE:

- No Onward Chain
- Popular residential location
- Three Bedrooms
- Large, enclosed rear garden.
- Well Presented throughout.
- Utility Room

PROPERTY INFORMATION:

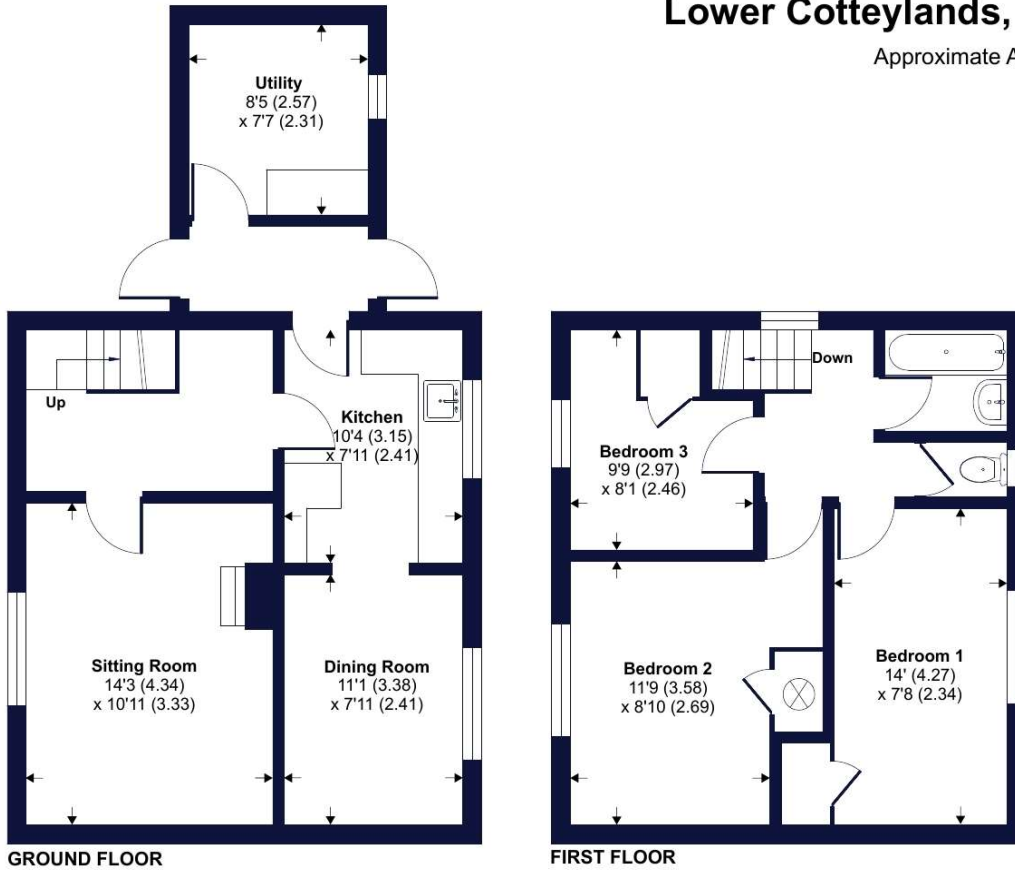
- To be advised
- Council tax Band: B
- Mains electric, gas, water, and drainage.



Lower Cotteylands, Tiverton, EX16

Approximate Area = 953 sq ft / 88.5 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: 949602



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