



Lazenby Road, Tiverton, EX16 4AL

Asking Price £260,000

This well-presented end of terrace house boasts four bedrooms, offering comfortable and generously proportioned living space. Nestled on the outskirts of the town, it provides an inviting retreat for residents.

Winkworth

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DESCRIPTION:

Located on Lazenby Road in the Wilcombe area of Tiverton, this four-bedroom property presents an excellent opportunity for first-time buyers or for a growing family.

Upon entry, you're greeted by a spacious living room overlooking the front of the property, accompanied by a convenient downstairs toilet. The dining room, situated towards the rear, provides a pleasant view of the garden with a sunroom. Though the kitchen may require updating, it remains functional and offers space for freestanding appliances. With the possibility of combining the kitchen and dining area, you can create a seamless open-plan layout, ideal for family gatherings and entertainment.

Upstairs, two generously proportioned double bedrooms and two charming single bedrooms to the front maximizes space.

The family shower room is complete with a white suite and a walk-in shower.

Overall, this property presents an exceptional opportunity, providing a substantial, well-constructed, and meticulously maintained home. It's move-in ready, yet also offers great potential for enhancements, allowing you to personalise and make it your own.

Outside:

At the front of the property steps ascend to the entrance. The garden primarily consists of a well-maintained lawn adorned with shrubs and mature trees.

The rear garden has a levelled patio area with boarders and shrubs.

Tiverton, located in Devon, is a historic market town known for its picturesque surroundings and vibrant community. Situated along the River Exe, Tiverton boasts a rich heritage, with landmarks such as Tiverton Castle and the Grand Western Canal offering glimpses into its past. The town centre features a mix of traditional shops, cafes, and markets, providing a charming backdrop for residents and visitors alike.

Services: Mains electric, water and gas.

Broadband: Super-Fast Broadband Available Within This Postcode, (checked on Openreach 03.04) Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage (checked on Ofcom 03.04)

Tenure: Freehold

Council Tax Band B

Directions -

what3words -frog.light.maps

The property has restricted covenants, please ask us for further details.



AT A GLANCE:

- No onward chain
- Well-proportioned accommodation
- Same owners since new
- Some updating required.
- Four bedrooms
- Kitchen
- Dining room
- Sunroom
- On street parking

PROPERTY INFORMATION:

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

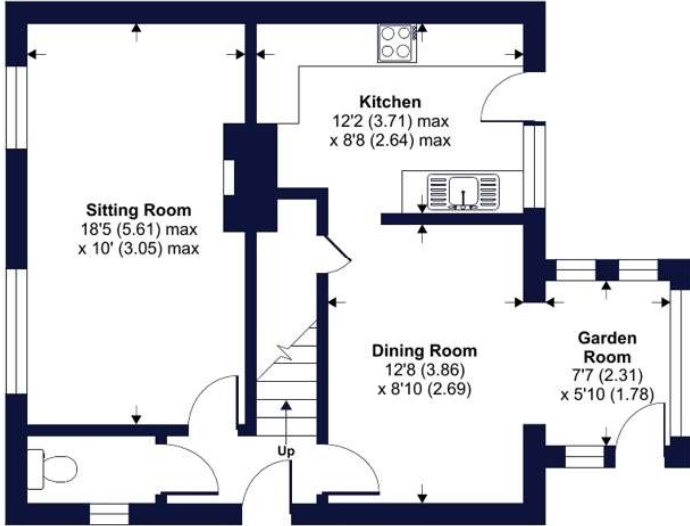
Lazenby Road, Tiverton, Devon, EX16

Approximate Area = 1086 sq ft / 100.9 sq m

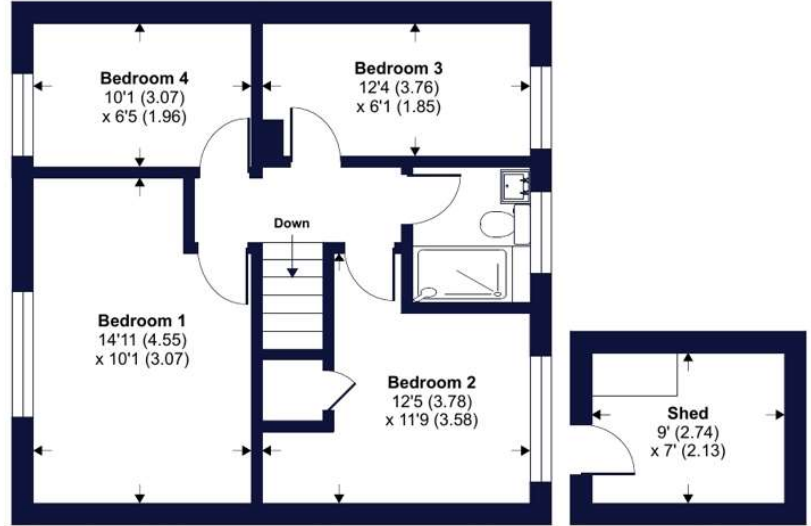
Shed = 63 sq ft / 5.8 sq m

Total = 1149 sq ft / 106.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Winkworth. REF: 1110826

Winkworth

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	78
(55-68) D	
(39-54) E	
(21-38) F	23
(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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