



Westcott Road, Tiverton, EX16 4EY

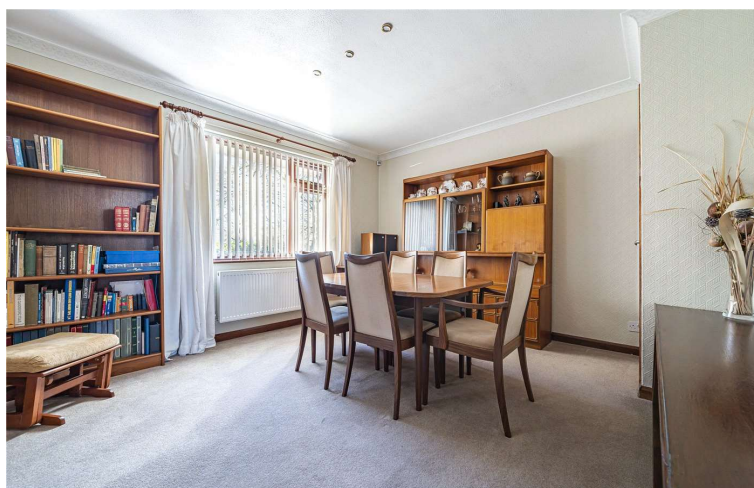
Located in the popular Glebelands area of Tiverton is this three bedroom link-detached bungalow with outstanding views over the Devon countryside. Enclosed garden, garage, and off-road parking. NO ONWARD CHAIN. EPC TBC

Winkworth

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Description:

Westcott Road is a delightful three-bedroom bungalow situated in a sought-after area on Glebelands development. NO ONWARD CHAIN

The canal is just a short walk away and boasts one of the last remaining horse drawn barges in the country. A bus stop offering a regular service into the town centre is within close proximity. Access to the tow path is just stone's throw away and provides you with a number of options for exploring the local area by foot.

Upon entering the property, you are presented with a spacious entrance hall, here you will find a cloakroom and good-size storage cupboard. The sitting room follows on and benefits from a large window facing the front aspect, a brick fireplace and ample space for sitting room furniture. Glass panelled doors lead into the generous size dining room, this can be easily converted back to a bedroom or as currently used to entertain friends and family as a dining room.

The Kitchen has dark gloss wall and base units and grey worktops. The kitchen offers plenty of cupboard space with integrated oven and electric hob. To the right of the Kitchen, is a door that leads into the conservatory, to the right of the conservatory is an access door which takes you directly into the garage. At the opposite end are patio doors which take you into the exceptionally sized garden.

Bedroom two is a double room with built in storage and a window facing the glorious views of the rear garden. Bedroom three is another double size room with French doors leading directly into the garden. The bathroom has a walk-in shower, WC, hand basin, towel rail and window facing the rear aspect.

Outside:

The garden comprises of a stone patio area, lawn and decking, the options are endless for such a large outside space. The views of the Devon countryside are literally on your doorstep and are simply breath-taking. Garage and plenty of off-road parking.

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

Council Tax Band: - D

Directions: - From the multi storey car park turn left onto the Great Western Way. At the first roundabout go straight across, at the next roundabout also go straight across which will take you through the Blundell's School campus. Take the first turning right afterwards into Tidcombe Lane and then after the mini roundabout, left into Glebelands Road. Go right down to the end of Glebelands Road and you will see Westcott Road on the right. The property will be found on the left-hand side.

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:

- Outstanding view of the Devon countryside
- Located in a very sought after area.
- Linked detached bungalow.
- Spacious reception area.
- Open plan sitting room.
- Conservatory with a door that leads into the garage.
- 2 / 3 bedrooms (3rd bedroom being used a dining room)
- Bedroom 2 with storage and patio doors leading to the garden.
- Shower room.
- Garage and offroad parking.
- Close to the Grand Western Canal.

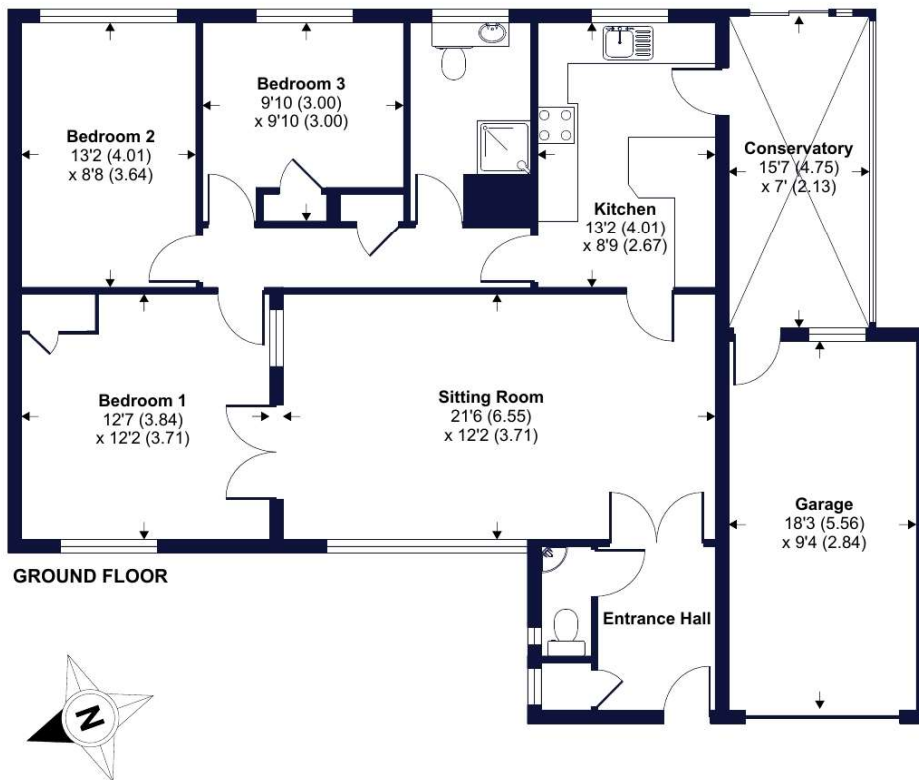
PROPERTY INFORMATION:

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

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Total = 1266 sq ft / 113 sq m (includes garage)

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: 937462



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