



4 Upcott Mead Road



# 4 Upcott Mead Road

, Tiverton, EX16 5AX

Tiverton Town 0.7 Miles | M5/(J27) Tiverton Parkway Railway Station  
7.8 Miles | Exeter 14.4 Miles

**A superb three-bedroom bungalow set in a large plot located just a short walk from the town centre, offered to the market with no onward chain.**

- Three Bedroom Bungalow
- Spacious Living Accommodation
- Large Garden
- Excellent Views
- Council Tax Band C
- No Onward Chain
- In Need of Modernisation
- Garage and Off-Street Parking
- Short Walk to the Town Centre
- Freehold

## Guide Price £325,000

### DESCRIPTION

4 Upcott Mead Road is a three bedroom, semi-detached, bungalow set in an elevated position with far reaching views just a short walk to Tiverton town centre. The property is in need of some modernisation although has fantastic potential for a family home in a superb location, offering spacious living accommodation and a great layout with three well proportioned bedrooms, a large sitting room and a separate kitchen/dining room.

The property sits in a generous plot with off-road parking and garden to the front, whilst the rear, there is a covered patio and spacious garden that is laid to lawn and offering far reaching views. To the side of the property lies a useful garage.

### SERVICES

Mains electricity, water, gas & drainage. Gas Central Heating.  
Ofcom predicted broadband services – Standard, Superfast & Ultrafast broadband available.  
Ofcom predicted mobile coverage: Internal (variable) - EE, Vodafone, Three and O2. External - EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon Council.

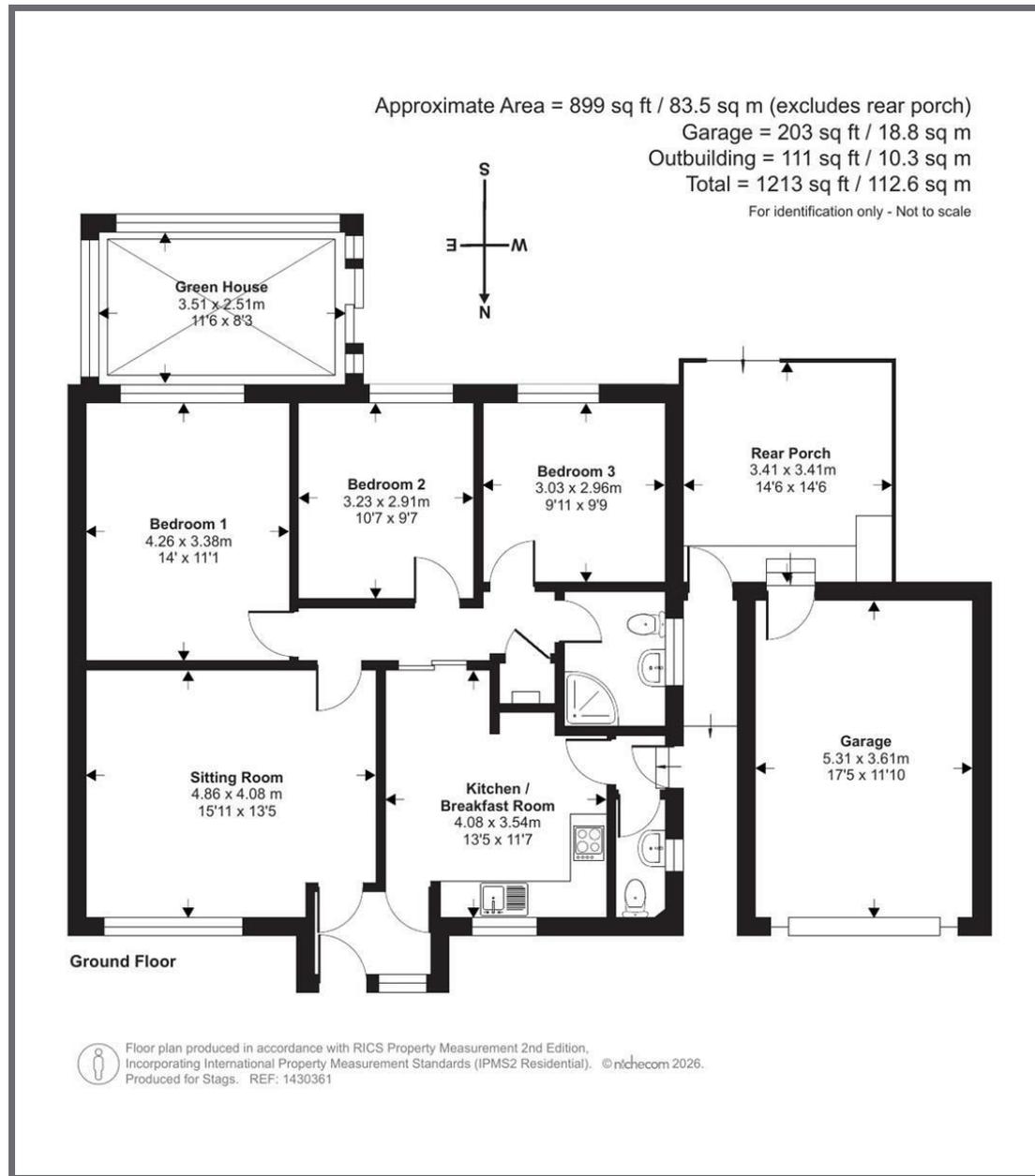
### DIRECTIONS

From Tiverton Hospital, take the third exit on the roundabout onto Kennedy Way. At the next roundabout take the second exit, away from Tiverton on Leat Street/ B3137 and after 350 yards turn left onto Longdrag Hill/ B3137. Take the first left onto Patches Road and proceed for 500 yards taking the second right on to Bakers Hill. Take the first left onto Upcott Mead Road, where the property can be found second on the left.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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