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13 Marina Way



13 Marina Way, Tiverton, Devon EX16 4BP



Tiverton town centre 1 mile,  
M5(J27)/Tiverton Parkway Station 7 miles,  
Exeter 16 miles

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A semi-detached bungalow  
located close to the canal with  
south facing garden and  
driveway parking.

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- Semi-Detached
- 2 Bedrooms
- Dual Aspect Kitchen
- Living Room and Triple Aspect Conservatory
- Family Shower Room
- South Facing Rear Garden
- Separate Studio
- Driveway Parking
- Council Tax Band B
- Freehold

Guide Price £265,000



### SITUATION

The property is situated just off of Tidcombe Lane, within easy reach of the Grand Western Canal with its tow path offering lovely walks. Also within walking distance is the town centre of Tiverton.

Tiverton has an excellent range of shopping, banking, recreational, healthcare and educational facilities including Blundell's School, which offers discounted fees to local students. There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

### DESCRIPTION

13 Marina Way is a semi-detached bungalow located close to the town centre. The property benefits from well maintained front and rear gardens and driveway parking for several vehicles.

### ACCOMMODATION

Front door with porch leads into the central hallway providing access to all principal rooms. The dual aspect kitchen is located at the rear of the property with window overlooking the garden, range of modern wall and base units, space for appliances and door providing access to the side. The sitting room provides access into the conservatory, triple aspect with double doors opening onto the garden. Both bedrooms are located at the front of the property, one double and one single, whilst the shower room enjoys a side aspect.

### OUTSIDE

Driveway parking for several vehicles leads past the landscaped front garden with a gate providing access to the enclosed rear garden. South facing and

mainly paved the garden is accessed via the conservatory with outside tap and planted borders housing a variety of mature plants and shrubs. Double doors lead into the garden studio.

### SERVICES

All mains services are connected. Gas central heating.

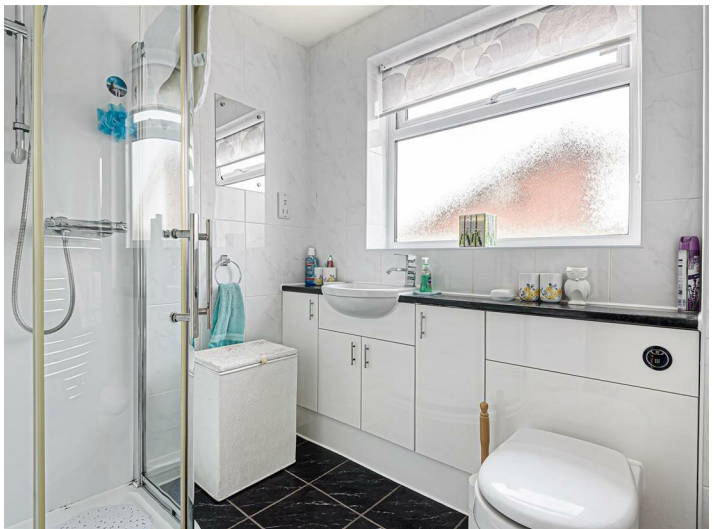
### VIEWINGS

Strictly by appointment with the agents please.

### DIRECTIONS

From Stags' Tiverton office proceed along Bampton Street and turn right into William Street. Follow the road around to the right and at the bottom of the hill turn left. Continue past the clock tower on the left and go straight over the mini roundabout. At the next roundabout turn left. Take the first right into Canal Hill and continue up the hill to the mini roundabout, bear left and go past the canal entrance. Continue on this road for just under a mile and then turn left into Tidcombe Lane. Continue on Tidcombe Lane passing over the canal and take the first left onto Marina Way. Proceed for 100 yards and the property can be found on the left.

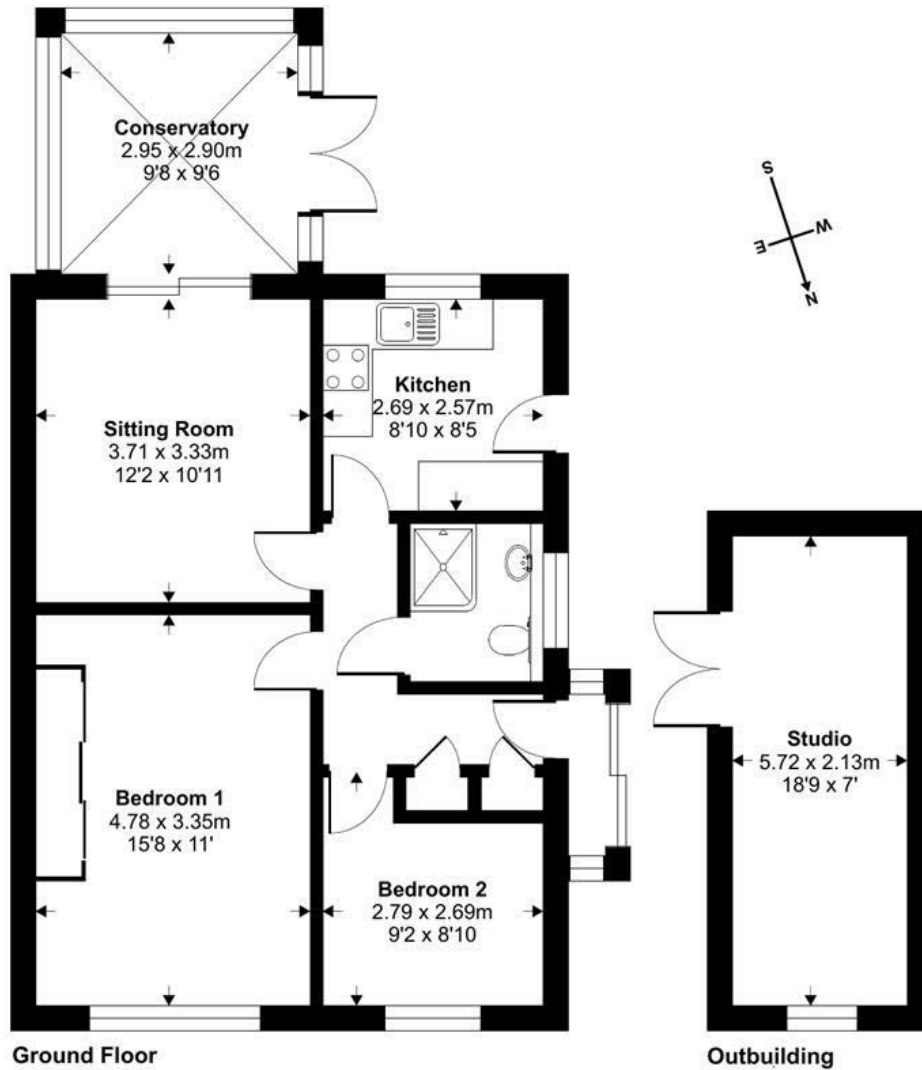






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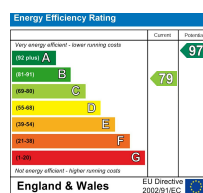
Approximate Area = 693 sq ft / 64.3 sq m  
Outbuilding = 131 sq ft / 12.1 sq m  
Total = 824 sq ft / 76.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 803629

These particulars are a guide only and should not be relied upon for any purpose.

19 Bampton Street, Tiverton, Devon, EX16 6AA



01884 235705  
tiverton@stags.co.uk

stags.co.uk



@StagsProperty

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