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10 Hermes Avenue



10 Hermes Avenue, Tiverton, Devon EX16 4BJ



Town Centre 0.5 miles, M5(J27)/Tiverton  
Parkway 6.5 miles, Exeter 14.5 miles

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A well presented semi-detached property with extensive gardens situated near the Grand Western Canal.

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- Elevated Position
- Over 1,300sqft of Accommodation
- 2 Reception Rooms
- 3 Bedrooms
- Extensive Gardens
- Off-Road Parking
- Close to Local Bus Routes
- Further Potential (STP)
- Council Tax Band B
- Freehold

Guide Price £285,000



### SITUATION

The property is situated in the popular market town of Tiverton, close to the Grand Western Canal. Tiverton offers a wide range of amenities including a leisure centre, hospital, banks, building societies, shops and supermarkets. There is private and state schooling for all ages, including Blundell's School which offers discounts to local students.

There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station with an intercity link to London Paddington.

### DESCRIPTION

10 Hermes Avenue sits in an elevated position enjoying a pleasant outlook across Tiverton towards Knighthayes. The property is a well presented semi-detached home with 3 bedrooms in an extensive plot with a large garden as well as off-road parking.

### ACCOMMODATION

On the ground floor there is plenty of reception space, with a sitting room, separate dining room and a snug, with double doors leading onto the garden. The kitchen has a range of wall and base units with space for appliances, plus a walk in pantry. Additionally, there is a cloakroom and a garden room with access to the the garden which provides a versatile informal reception space.

On the first floor are 3 bedrooms, the master bedroom enjoys a southerly aspect with an outlook to the front of the property. The family bathroom has a modern style suite and comprises a shower over bath, wash hand basin and wc.

### OUTSIDE

To the front of the property is parking for multiple cars, plus access to the gardens via a side gate.

The properties main feature is its large garden to the side and rear which offers space for a variety of uses. Currently, there is a range of raised beds housing a variety of bedding plants, fruit and vegetables. There are 2 lawn areas, plus space for chickens and a hen house while a gravel area provides space for multiple sheds. In addition there is an existing log shed with a pergola providing a seating area.

### AGENTS NOTE

The former allotment plot at the property is subject to an uplift clause. If planning permission is obtained, the uplift clause will be triggered. Further details can be found via the agents.

### SERVICES

All mains services are connected. Gas central heating.

### VIEWINGS

Strictly by appointment with the agents please.

### DIRECTIONS

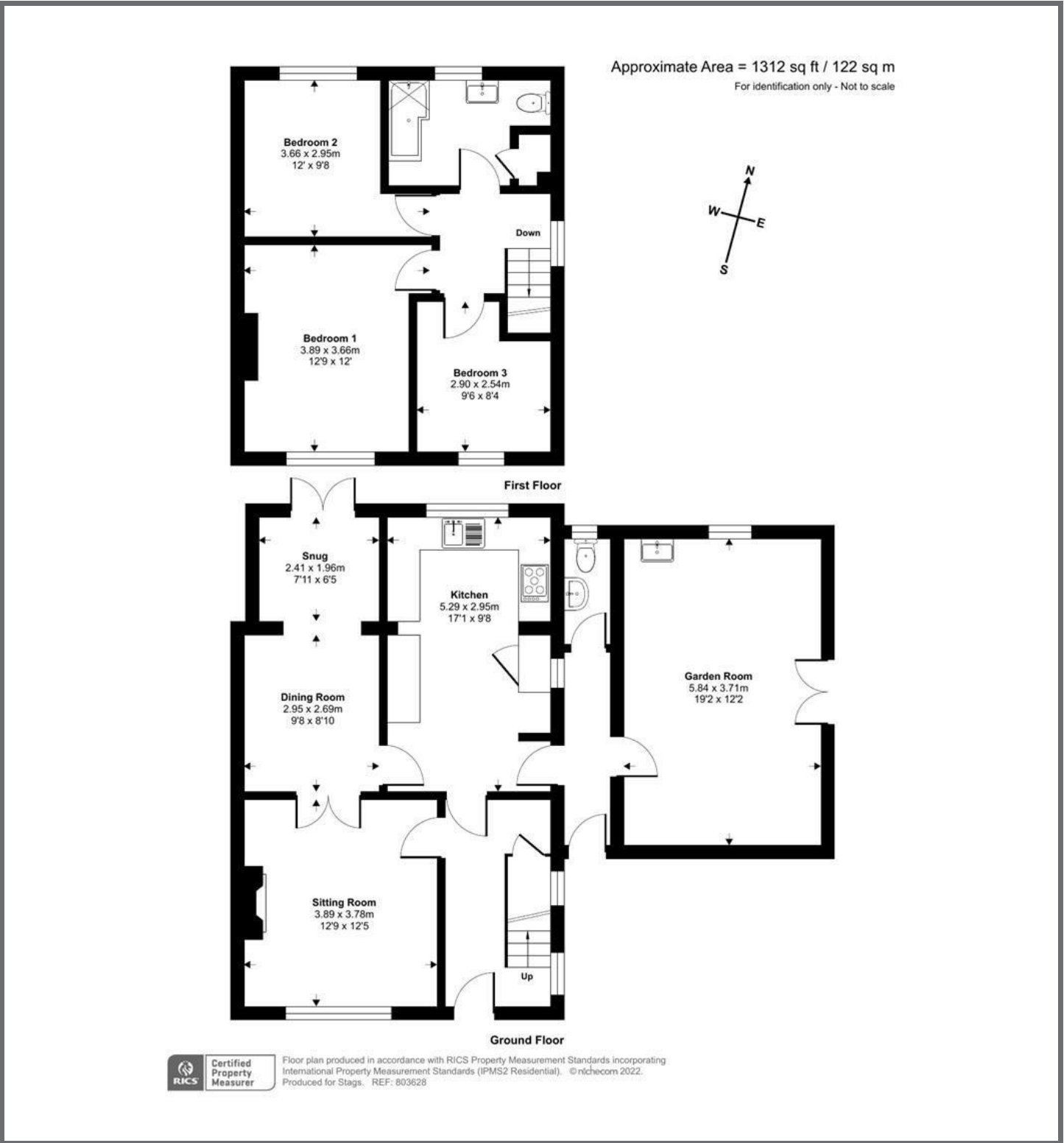
From A361 Gornhay Orchard junction, proceed towards Tiverton and straight across onto Heathcoat Way at the McDonalds roundabout. At the next roundabout, take the second exit onto Old Road, then turn right. Turn immediately left into Lewis Avenue, continue straight over at the cross roads at The Avenue onto Hermes Avenue. Continue up the hill take the second left and the property will be found at the end of the road on the left.





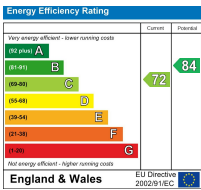


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These particulars are a guide only and should not be relied upon for any purpose.

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