



25 West Exe South



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, Tiverton, EX16 5DJ

Tiverton Town Centre 0.3 Miles | M5 J27/ Tiverton Parkway 8.5 Miles | Exeter 14 Miles

A spacious three bedroom home situated in a popular residential area in Tiverton just a short walk from the town centre.

- Three Bedroom Family Home
- Two Reception Rooms plus Conservatory
- West-Facing Rear Garden
- A Short Walk from the River Exe
- Council Tax Band B
- Kitchen with Separate Utility
- Amenities & Bus Stops within Walking Distance
- Convenient Location
- Excellent Transport Links
- Freehold

Guide Price £230,000

DESCRIPTION

25 West Exe South is a well presented three-bedroom family home offering plenty of living space on the ground floor with two reception rooms and a conservatory. To the front of the property lies the well-proportioned sitting and dining room, whilst to the rear sits the kitchen with wall and base units, as well as an electric oven and gas hob. Adjacent is a utility room with WC, offering ample space for further appliances and additional storage. To the rear, lies the conservatory with double doors out to the garden. On the first floor are three good-sized bedrooms, family bathroom and separate WC. The family bathroom comprises of a bath with shower over and wash basin.

The west-facing rear garden offers paved patio, ideal for alfresco dining in the evening afternoon/evening sun. Beyond is laid-level lawn bordered with flowerbeds, a summerhouse and shed.

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. Bordering Tiverton Conservation Area

DIRECTIONS

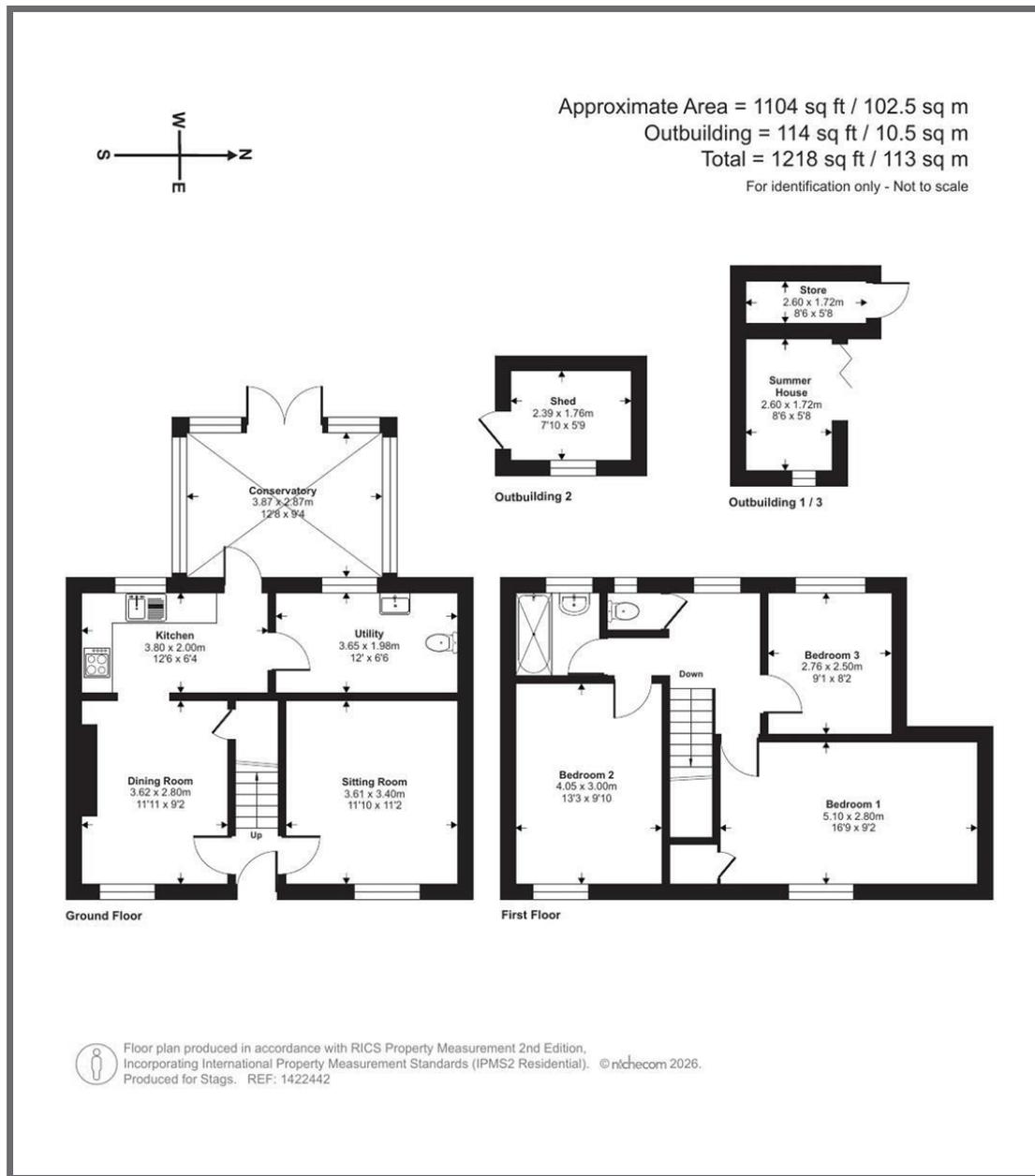
From Tesco Superstore, proceed west-bound on the Great Western Way, pass over the River Exe and at the next roundabout, take the third exit onto West Exe South and after 175yds the property can be found on the left-hand side.

For parking, on street parking can be found along West Exe South, alternatively West Exe South Car Park can be found just beyond the property on the right-hand side.





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		85
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(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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