



14 Hann Road



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Tiverton, EX16 4FT

Tiverton Town Centre 1.5 miles | M5 (J27)/ Tiverton Parkway Station 5 miles | Exeter 15 miles

Superb, recently built, four-bedroom family home set in a large plot with off street parking, garden and garage.

- Four Bedrooms
- Large Corner Plot
- Off Street Parking & Garage
- Popular and Accessible Location
- Superb Finish & Integrated Appliances
- Spacious Accommodation
- Family Bathroom and En Suite
- Built in 2023 with NHBC
- Council Tax Band F
- Freehold

Guide Price £425,000

DESCRIPTION

Located on the Eastern outskirts of Tiverton, approximately 1.5 miles from the town centre, this property is within easy reach of the town's wide range of amenities including both private and state schooling, a leisure centre, hospital, bank/building societies, shops and supermarkets catering for a variety of needs. Blundells school and the golf club are both within walking distance, as is open countryside and the Tiverton canal towpath. A prime location of easy transport links with North Devon Link Road, M5 (Junction 27) and Tiverton Parkway Railway station all being within 5 miles, whilst Exeter Airport is within 22 miles. All providing uncomplicated access to main transport links whether it be by road, rail or air.

The property is a newly built four-bedroom family home, constructed with comfortable living in mind. The ground floor hosts a large sitting room separate to the kitchen diner which features double doors leading out to the garden and accesses the utility. Upstairs, the property features four well proportioned bedrooms, a large family bathroom and en suite to the master bedroom. Outside is a section of laid to lawn garden and a patio area directly off the back of the double doors, a side gate leads to the parking area with two spaces and access to the garage.

SERVICES

Mains electricity, water, gas and drainage. Gas Central heating.

Ofcom predicted broadband services – Standard, Superfast & Ultrafast broadband available.

Ofcom predicted mobile coverage: External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon Council.

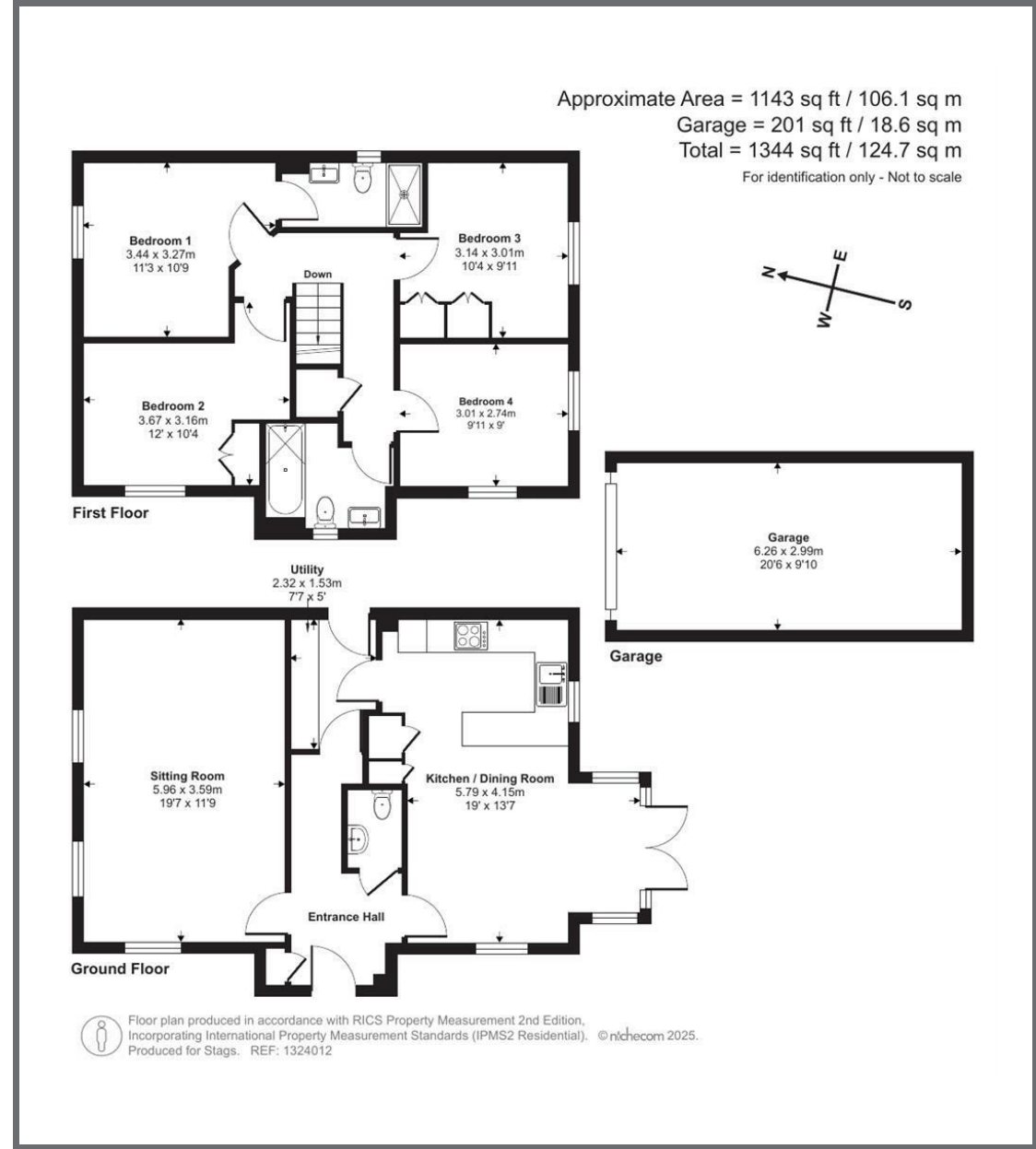
DIRECTIONS

From M5 (Junction 27), proceed west bound on the North Devon Link Road (A361). Take the second exit, signposted Post Hill and upon reaching the roundabout, take the first exit. At the crossroads, turn left and continue for 0.3 miles, taking the second left on to Enterprise Avenue. After approximately 250 yards take the left turn onto Hann Road, follow this road for approximately 200 yards and the property will be on your right hand side on the corner.





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	94
(81-91) B			
(69-80) C			
(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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