



---

16a Marina Way



16a Marina Way, Tiverton, Devon EX16 4BP



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

---

**A detached bungalow located close to the canal with landscaped front and rear gardens, driveway parking and garage.**

---

- Detached
- 3 Bedrooms
- Modern Kitchen
- Dual Aspect Living Room
- Conservatory/Dining Room
- 2 Bathrooms (1 En-suite)
- Landscaped Gardens
- Parking and Garage
- Council Tax Band C
- Freehold

**Guide Price £325,000**



### 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

16a Marina Way is a detached home within walking distance of Tiverton town centre. Benefitting from pretty landscaped gardens to the front and rear of the property, driveway parking and garage.

### ACCOMMODATION

Front door opens into the entrance hall with access to all principal rooms. The dual aspect sitting room is located at the front of the property benefiting from a south westerly aspect and wood effect laminate flooring. The modern kitchen boasts a range of wall and base units with space for appliances and offers access through into the triple aspect conservatory/dining room with double doors opening onto the rear garden.

There are three bedrooms, one benefits from an en-suite shower room and an outlook to the garden while the other bedrooms enjoy a southerly aspect. The family bathroom comprises a bath and separate shower cubicle, WC and wash hand basin.

### OUTSIDE

Driveway parking leads past the landscaped front garden and provides access to the garage. To the rear of the property is an enclosed garden with paved pathways, decked seating area and summer house/ storage shed. Greenhouse and gated side access to the front.

### SERVICES

All mains services are connected. Gas central heating.

### VIEWINGS

Strictly by appointment with the agents please.

### DIRECTIONS

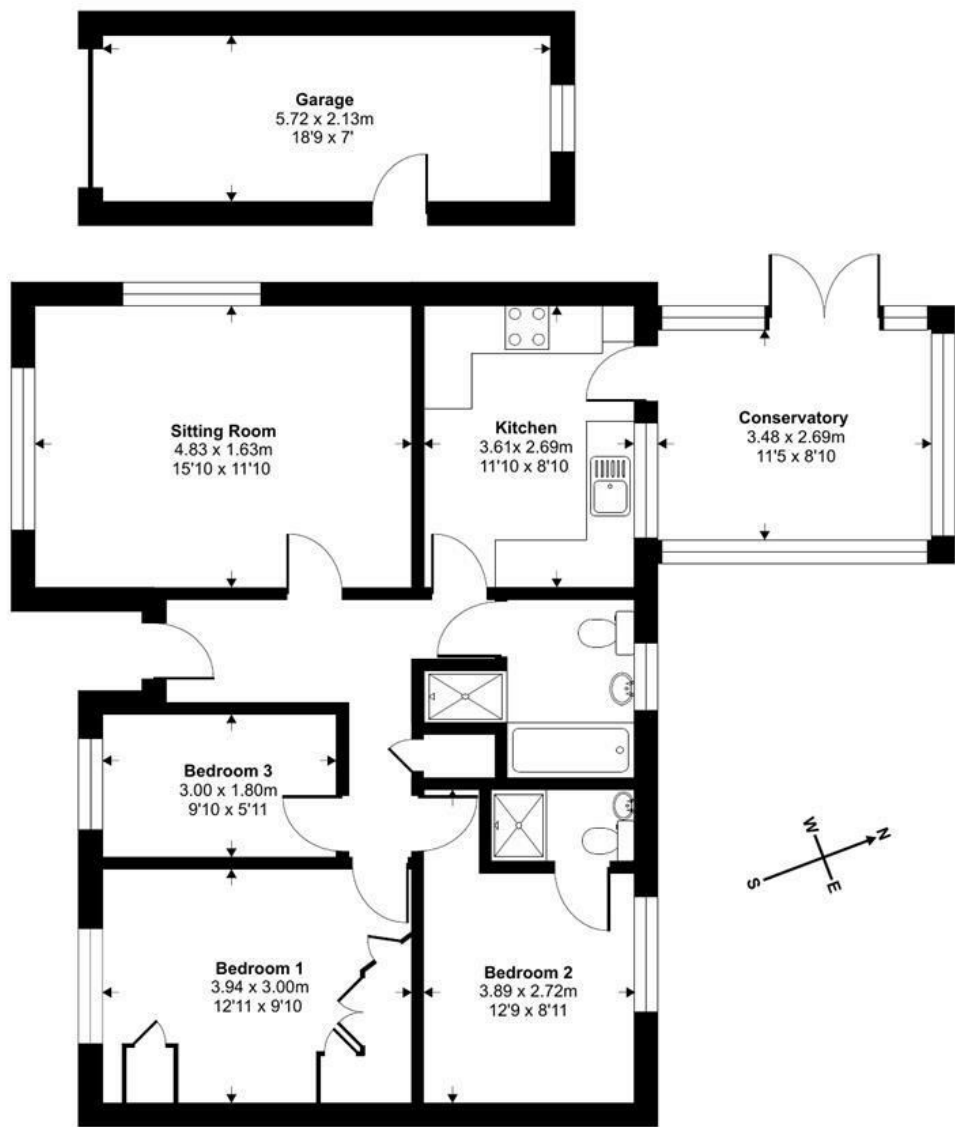
From Stags' Tiverton office proceed along Bampton Street and turn right into William Street. Follow the road around to the right and at the bottom of the hill turn left. Continue past the clock tower on the left and go straight over the mini roundabout. At the next roundabout turn left. Take the first 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 right.







Approximate Area = 1008 sq ft / 93.6 sq m (includes garage)  
For identification only - Not to scale

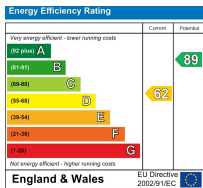


Ground Floor

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 803636

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