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2 Chilcott Close



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

## A semi-detached bungalow in need of modernisation located close to the town centre.

- Semi-Detached
- 3 Bedrooms
- Kitchen
- Open Plan Living/ Dining Room
- Family Bathroom
- Driveway Parking
- Front and Rear Gardens
- No Onward Chain

**Guide Price £245,000**

### SITUATION

The property is situated 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

2 Chilcott Close is a semi-detached bungalow conveniently located close to the town centre and grand western canal. The property requires modernization and benefits from off-road tandem parking and gardens to the front and rear. Offered with no onward chain.

### ACCOMMODATION

Front door leads into 'L' shaped entrance hallway with access to all principal rooms. The kitchen enjoys an aspect over the rear gardens with a range of fitted wall and base units and door providing access to the driveway. The living room offers open plan living into the dining room with patio doors opening onto the rear garden.

There are three bedrooms, one of which benefits from a side aspect whilst the other bedrooms overlook the front garden. The bathroom suite is located at the side of the property and comprises a bath with shower over, wash hand basin and WC.

### OUTSIDE

Driveway parking for several vehicles leads past the sloped front lawn. To the rear of the property is a terraced garden, mainly laid to lawn with paved patio seating area, two storage sheds and a variety of mature plants, shrubs and evergreens.

### SERVICES

All mains services are connected. Gas central heating.

### VIEWINGS

Strictly by appointment with the agents please.

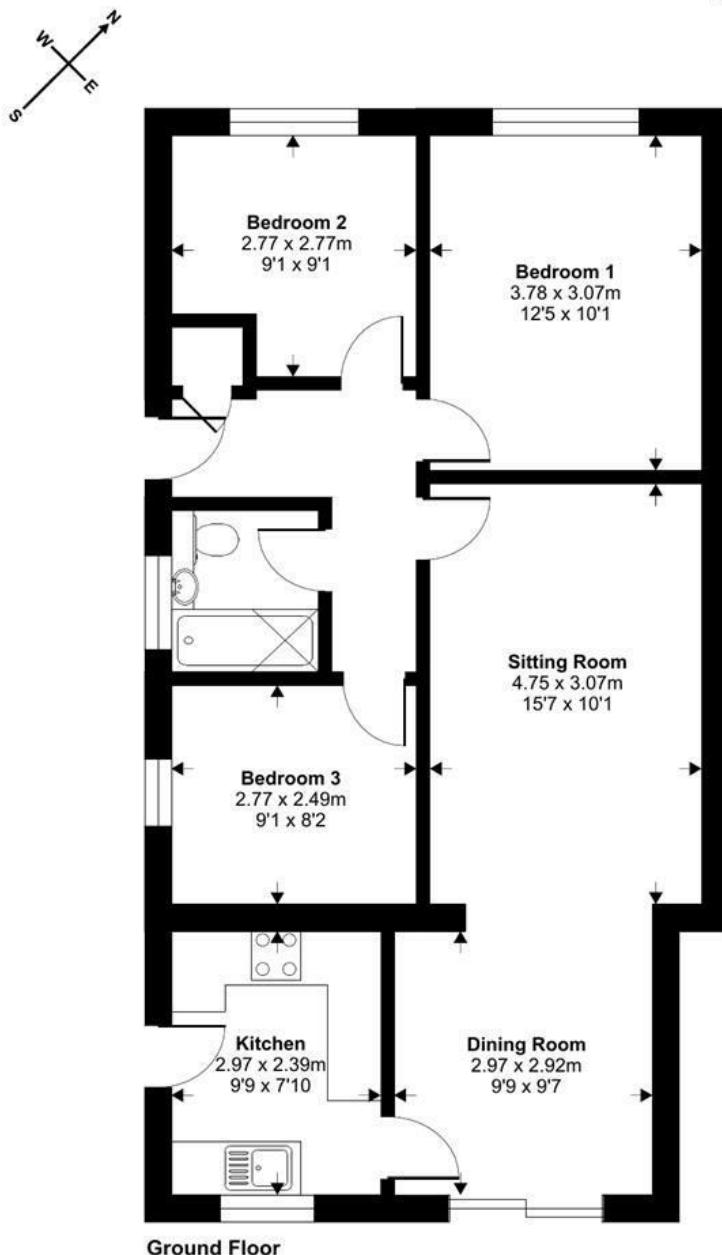
### DIRECTIONS

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 then turn immediately left into Chilcott Close. The property can be found on the left after 50 yards.



Approximate Area = 763 sq ft / 70.8 sq m

For identification only - Not to scale

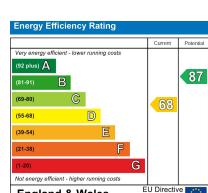


Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022.  
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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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