



**2 St. Johns Close, Tiverton, EX16 6XD**  
**Asking Price £290,000**

Welden  
**Edwards**  
*Supporting your every move*



**\*NO ONWARD CHAIN\***

*A very well presented, four bedroom family home benefiting from a newly refitted kitchen, a sunny rear garden, a garage and two driveway parking spaces.*

**Description**

Upon entering the property, you are welcomed into the entrance hall. To the left, the Kitchen/Diner features a good range of wall and base units, an integrated oven, space for a fridge freezer and an integrated washing machine and dishwasher. The room comfortably accommodates a dining table, while a large bay window provides ample natural light.

Adjacent to the Kitchen/Diner, the spacious lounge offers plenty of room for furniture. Patio doors lead to the rear garden and enhance the space with natural light. The ground floor also includes a storage cupboard under the stairs and a conveniently located cloakroom with a WC and hand basin. On the first floor, there are two well-proportioned double bedrooms, both with built-in wardrobes, alongside a single bedroom and a family bathroom. The second floor is dedicated to the primary bedroom, which includes built-in wardrobes and a modern ensuite bathroom.

Externally, the rear garden is sunny and enclosed with a good area of lawn. A gate provides access to the garage, which includes parking for one car and an up-and-over door.

**Services, Tenure and Council Tax**

Mains gas, electricity, water and drainage.

Council tax band D. Freehold tenure.

Mobile phone coverage - EE, Three, O2, Vodafone - Limited ([ofcom.org.uk](http://ofcom.org.uk))

Broadband - Superfast 77 Mbps, Ultrafast 1800 Mbps ([ofcom.org.uk](http://ofcom.org.uk))

**Tiverton**

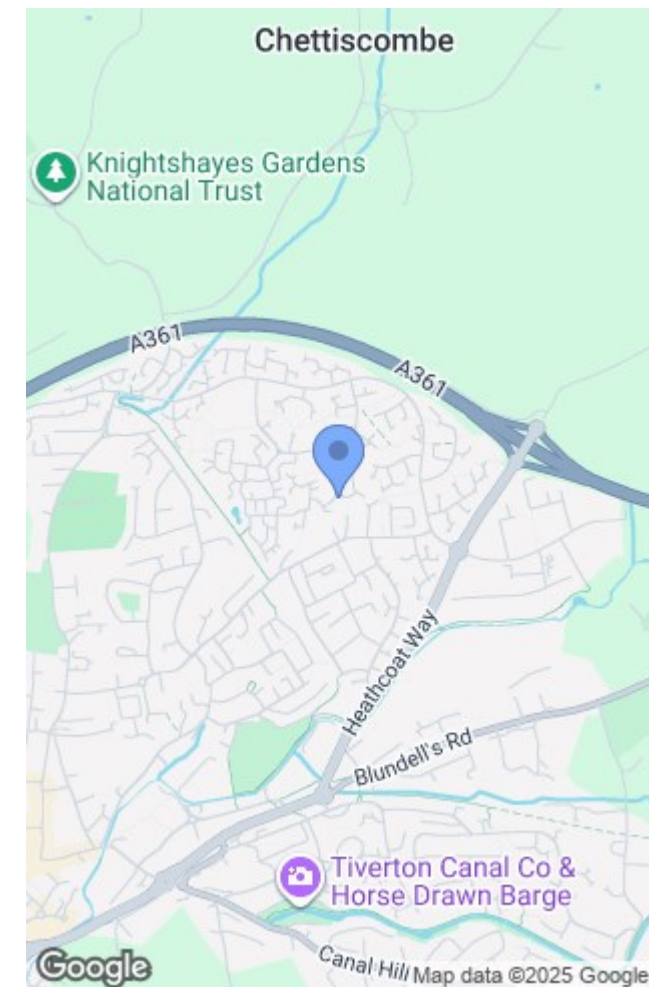
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

**Sales enquiries**

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

**Disclaimer**

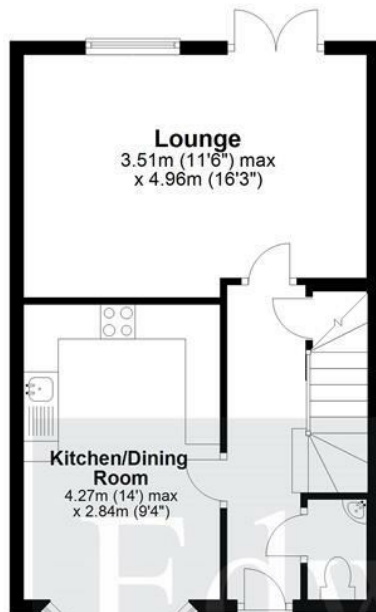
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(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	

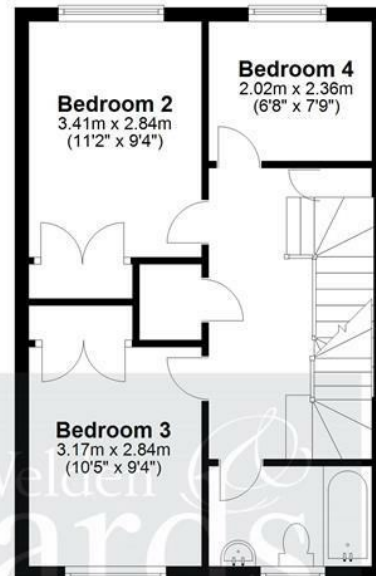
## Ground Floor

Approx. 39.3 sq. metres (423.5 sq. feet)



## First Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



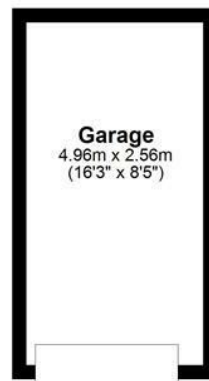
## Second Floor

Approx. 26.5 sq. metres (285.1 sq. feet)



## Garage

Approx. 12.7 sq. metres (136.7 sq. feet)



Total area: approx. 119.8 sq. metres (1290.0 sq. feet)

This plan is for guidance only and is not to be relied upon.  
Measurements are approximate.  
Plan produced using PlanUp.



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