



110 The Walronds, Tiverton, EX16 5EH
Asking Price £293,950

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Situated within a popular residential development, this neat three bedroom property has been thoughtfully modernised and upgraded by the current owners to create this most impressive family home.

Description

Situated within a quiet location with very little passing traffic, this property sits within a good plot offering two paved driveway parking spaces to the front. To the side, the door opens into the entrance hallway, providing plenty of coat and shoe storage to the left. To the right, there is a downstairs WC with a hand basin, recently updated by the current owners.

The kitchen sits to the rear of the house, offering a good range of white gloss wall and base units with a modern stone effect worktop which continues across to a useful breakfast bar. Appliances have been thoughtfully built in, including a five ring gas hob, double eye level oven, fridge/freezer, dishwasher... and even a wine fridge! The kitchen has been extended to create a dining area, well lit with natural light through the patio doors which open to the garden and the velux window above. Also off the kitchen is a larder style cupboard, cleverly repurposed as a laundry space with plumbing for a washing machine and stacked tumble dryer.

The lounge is to the front of the house, warmed by a gas fire and well lit by a large bay window. The neat, neutral decoration throughout this home make it one to move straight into!

Upstairs, the house offers three good bedrooms, two of which are doubles. Bedroom one has the additional benefit of large fitted wardrobes spanning the length of the back wall. A bathroom finishes the space, which has been fully tiled with a shower over the bath, a hand basin and a corner WC.

Outside, the rear garden is level and low maintenance having been fitted with artificial lawn. A wooden gazebo provides shelter from the sun which is abundant due to its south-easterly position and provides plenty of space for relaxing furniture - the perfect space to entertain. There is a large, brick built shed providing great storage with an electricity supply.

Services, Tenure & Council tax

Mains gas, electricity, water and drainage.

Council tax band B

Freehold tenure

Approx Broadband Speeds:

Standard 8 Mbps

Superfast 56 Mbps

Ultrafast 900 Mbps

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.

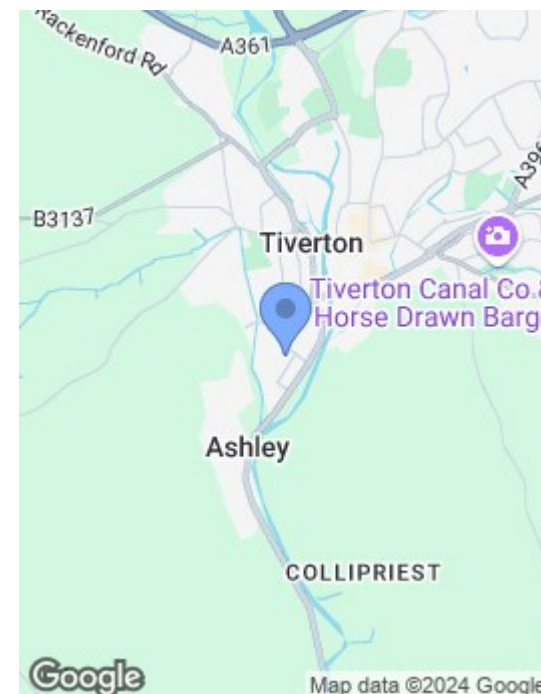
Sales enquiries

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

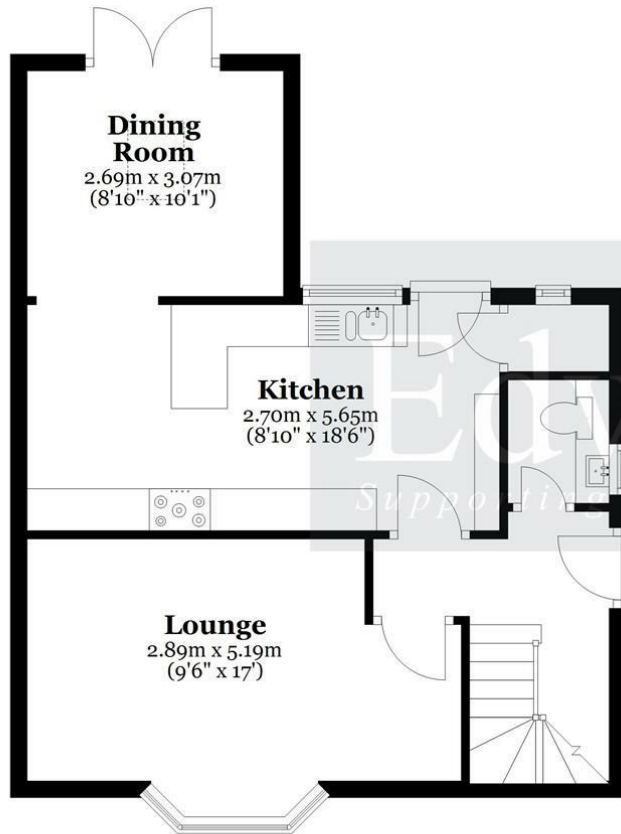
Disclaimer

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		82
(81-91) B		
(69-80) C	70	
(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



First Floor



Total area: approx. 88.9 sq. metres (956.8 sq. feet)

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



