

5 Park Street, Devon, EX16 6AW  
Asking Price £215,600

Welden  
**Edwards**  
Supporting your every move

# **A good sized five bedroom property situated close to the town centre comprising of a lounge, a kitchen/diner, five good sized bedrooms and a bathroom.**

## **Description**

As you step through the front door, you are greeted by a warm and inviting lounge, a cosy haven enhanced by the charm of a log burner. This delightful space seamlessly flows into the kitchen/diner area, which boasts a generous selection of wall and base units, offering abundant storage options. Equipped with an integrated oven and hob, the kitchen also includes plumbing for a washing machine and dishwasher, along with designated spaces for a fridge freezer and tumble dryer. There is also space for a small dining table and chairs.

To the rear of the kitchen, a doorway guides you to an inner hall where you find the staircase leading to the rear garden as well as a door that takes you to the rear garden.

On the first floor, you'll find three spacious double bedrooms, accompanied by a well-appointed family bathroom and a separate WC for convenience.

Ascending to the second floor, a charming staircase leads you to two additional double bedrooms, providing plenty of room for family or guests.

At the rear, the outdoor area features a delightful private courtyard, an ideal spot for peaceful enjoyment or entertaining.



## **Services, Tenure & Council Tax**

All Mains Connected

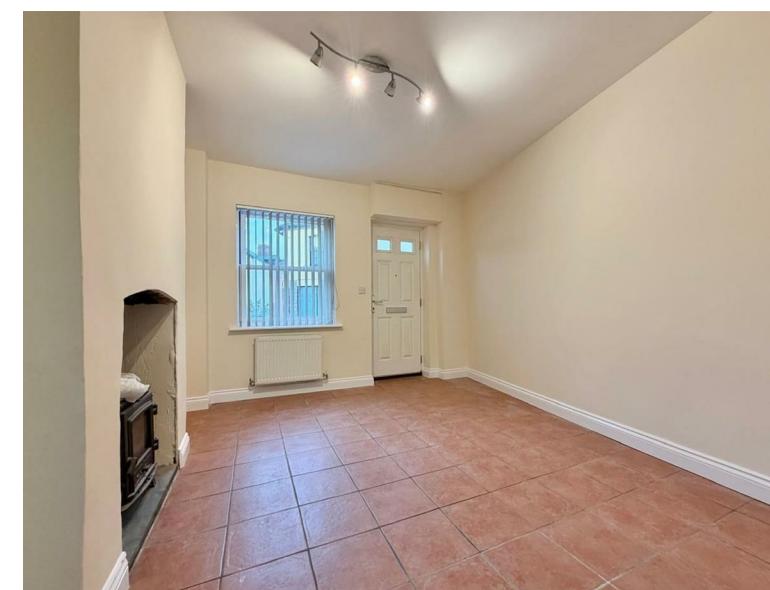
Freehold

Council Tax Band - A

Ofcom approx Broadband Speeds: Standard 18 Mbps & Ultrafast 900 Mbps

Ofcom approx Mobile Signal: EE & Three - Limited

O2 & Vodafone - Likely



## **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.

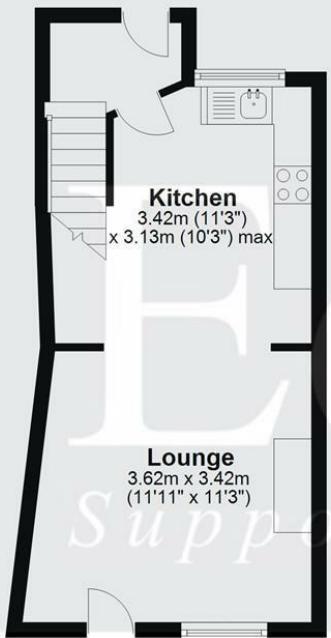
## **Sales Enquiries**

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).

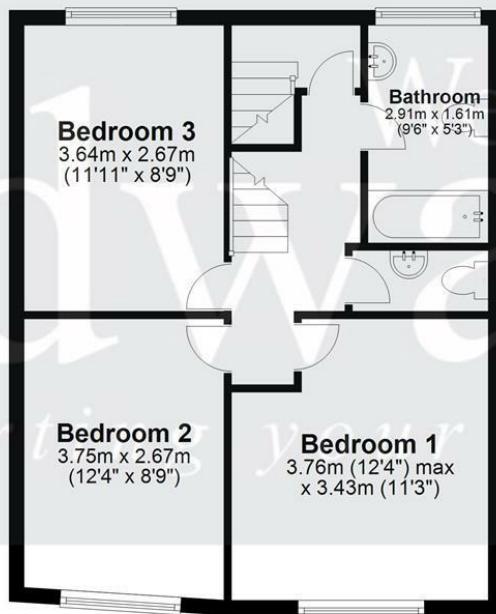
## **Disclaimer**

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.

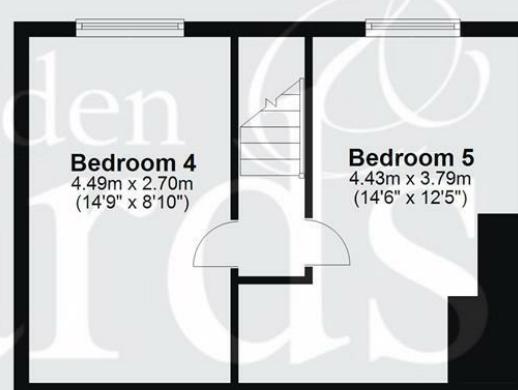
### Ground Floor



### First Floor



### Second Floor



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

- Kitchen/Diner
- Spacious Lounge
- Gas Central Heating
- Close to Town Centre
- No Onward Chain
- Five Bedrooms
- Redecorated Throughout

