



29 Oak Close, Tiverton, EX16 6ES
Asking Price £260,000

Welden
Edwards
Supporting your every move

Offered to the market with no onward chain is this beautifully presented two bedroom bungalow located in a desirable area of Tiverton.

Description

As you step through the front door, you are greeted by a welcoming entrance porch, complete with a practical cupboard for storing shoes and coats. From this charming space, a door opens into the kitchen, featuring an attractive array of oak-effect wall and base units that provide generous storage. A delightful breakfast bar offers cosy seating for two, making it a perfect spot to enjoy a morning coffee.

Another door leads you into the inviting lounge diner, a bright and airy room bathed in natural light from the expansive window. There's ample space for both your living room furnishings and a dining table with chairs, creating a harmonious area for relaxation and dining. From here, a door opens to an inner hallway, which connects to all the rooms in the home.

To the left, you'll find Bedroom One, a spacious double room enhanced by patio doors that open into the conservatory, allowing for seamless indoor-outdoor living. Adjacent to this, Bedroom Two is another lovely double space, featuring a convenient fitted cupboard. The modern shower room is situated to the right of the hallway, boasting a stylish walk-in shower, a WC, and a vanity unit, perfectly designed for comfort and functionality.

Step outside to discover the rear garden, thoughtfully designed for low maintenance, featuring a spacious patio seating area ideal for alfresco dining. A handy shed provides extra storage, while a doorway leads to a versatile store room that doubles as a utility space, equipped with plumbing for a washing machine and ample room for a tumble dryer. Additionally, there is access to the garage from this area.

At the front of the property, you'll find driveway parking available for two cars, enhancing convenience for you and your guests.

Council Tax, Tenure & Services

Freehold
All Mains Connected
Council Tax Band - B

Ofcom Broadband Speeds - Standard 16 Mbps, Superfast 65 Mbps
Approx Mobile Speeds - EE, O2, Three, Vodafone - Limited

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.

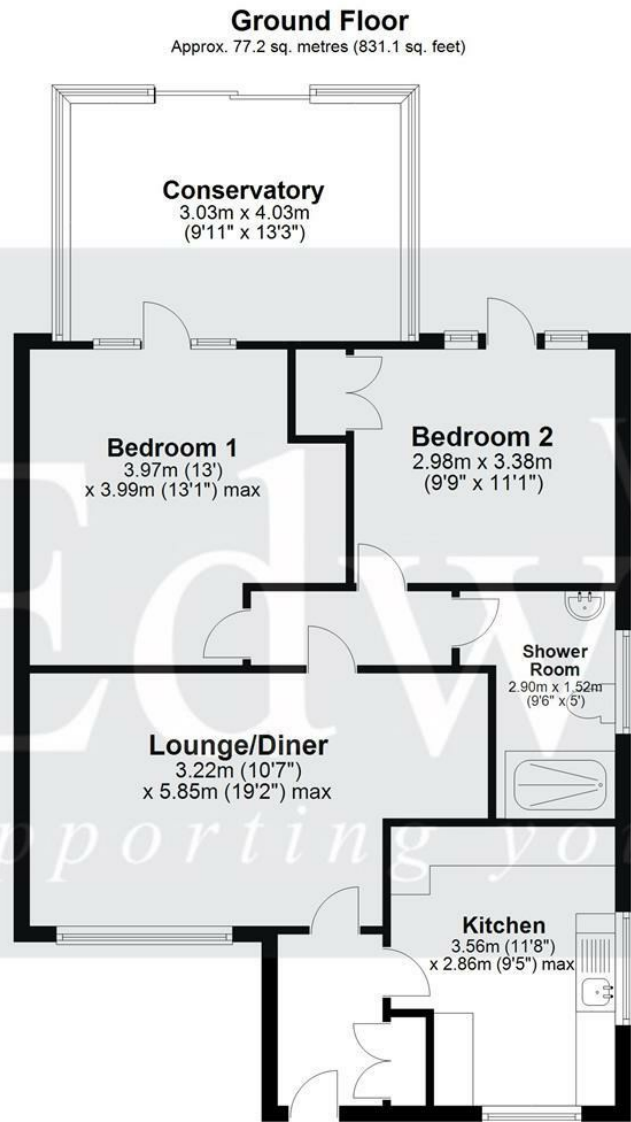
Tiverton

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.

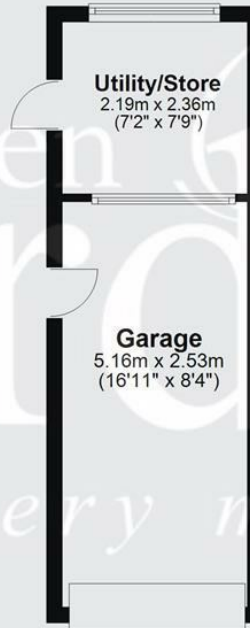
Disclaimer

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.





Garage
Approx. 18.5 sq. metres (198.9 sq. feet)



Total area: approx. 95.7 sq. metres (1030.0 sq. feet)
This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	65	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

