



3 Barton Road, Tiverton, EX16 6BB
Asking Price £280,000

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Boasting a prime location in Tiverton, this stunning home is now available with no onward chain, making it the perfect opportunity for potential buyers. Featuring three spacious bedrooms, driveway parking, and a generous rear garden, this property is a must-see for those looking for a comfortable and convenient lifestyle. Don't miss out on the chance to view this fantastic home and discover all it has to offer.

Description

Upon entering the spacious entrance porch, you are greeted with a practical area to neatly store your shoes and coats. From here a door leads to the lounge, a generously sized room with ample natural light streaming in through a large window. The room has been enhanced by the installation of a stylish wood burner with an oak mantel, creating a cosy atmosphere year-round.

Off of the lounge, you will find a well-appointed kitchen/diner. The kitchen boasts a charming design with pastel green wall and base units, complemented by oak effect worktops and subway tiling. Equipped with a built-in eye level oven, an induction hob, and provisions for a fridge freezer, dishwasher, and washing machine, this kitchen is both functional and aesthetically pleasing. The ample space allows for a six-seater dining table, perfect for family meals. A door from the kitchen leads out to the rear garden.

Upstairs, there are three bedrooms, two of which are spacious doubles, while the third is a generous single. The bathroom on this floor features a luxurious walk-in shower with a waterfall shower head, a separate bath, WC, and hand wash basin. Additionally, there is an additional WC for added convenience.

The rear garden is a highlight, featuring a patio area ideal for outdoor dining and a well-maintained lawn. A garden path leads to a converted hobby room, previously a garage, complete with electric supply and loft storage. A parking space is available at the rear of the property, along with driveway parking for two cars at the front.

This property offers a perfect blend of practicality and style, making it a desirable home for those seeking comfort and convenience in Tiverton.

Council Tax, Tenure & Services

Council Tax Band - C

Freehold

All Mains Connected

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.

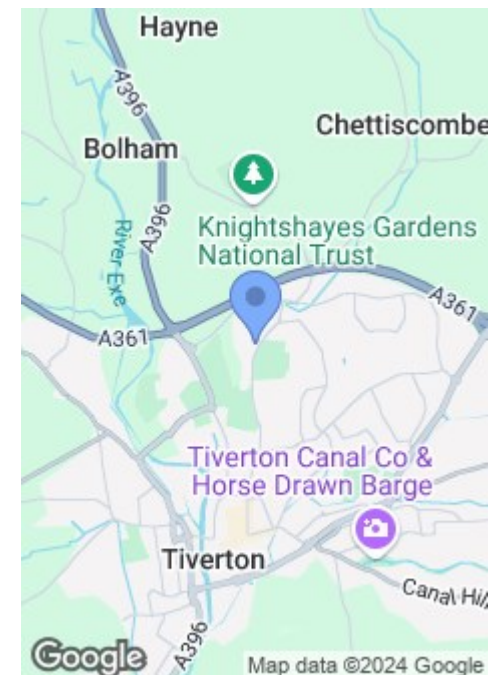
Sales Enquiries

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

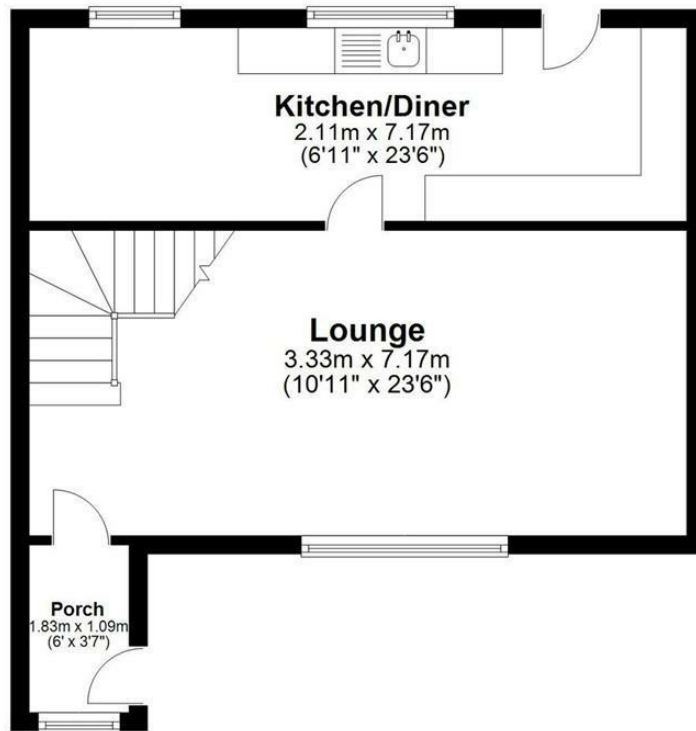
Disclaimer

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.

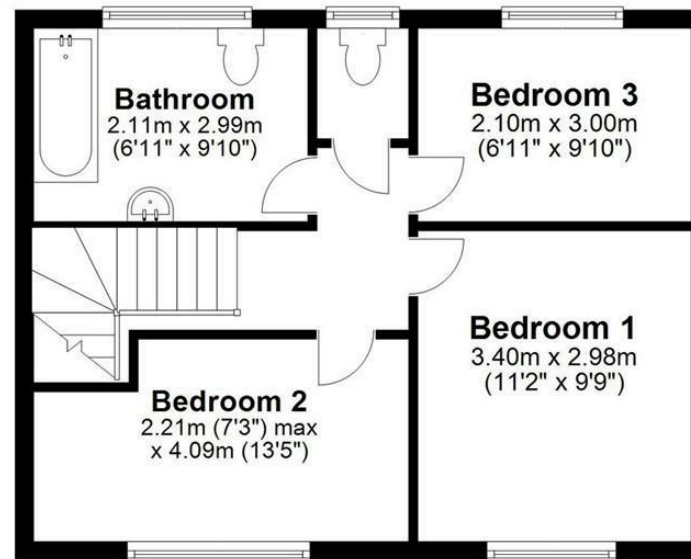
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>67</div>	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor



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

