



**44 Water Lane, Tiverton, Devon EX16 6RB**  
**Asking Price £185,000**

## \* NO ONWARD CHAIN\*

**A charming three bedroom cottage situated conveniently within walking distance of the town centre of Tiverton. The property comprises of a lounge/living area, bright and airy kitchen and fully enclosed rear garden.**

### Description

The property opens into a practical entrance porch offering an excellent amount of storage, including both an under-stairs cupboard and a separate cloak cupboard.

This leads through to an inviting living area, where the cosy lounge features charming exposed beams and a feature fireplace, creating a warm and welcoming atmosphere. The room flows seamlessly into the dining area, enhanced by a large skylight that floods the space with natural light. A few steps lead up to the light and airy fitted kitchen, complete with an integrated oven and hob, along with ample cupboard and worktop space, making it both stylish and highly functional. To the rear of the property is a useful utility area and the family bathroom, fitted with a WC, wash hand basin, and bath with shower over.

The first floor offers two bedrooms, comprising a double bedroom overlooking the greenery and garden space, and a single bedroom to the front of the property. Occupying the second floor is a charming third bedroom featuring exposed beams and a Velux window, creating a characterful additional double room.

Externally, the property benefits from a fully enclosed rear garden which enjoys plenty of sunshine throughout the summer months, making it a perfect sun trap. The garden also features a patio seating area, ideal for entertaining and socialising with family and friends. Conveniently located close to the town centre, this delightful home would make an ideal purchase for first-time buyers or working professionals alike.

### Services and Council Tax

Council Tax Band - A

Freehold

All Mains Connected

Ofcom Mobile Signal - EE, Three, Vodafone Likely O2-Limited

Ofcom Broadband Speeds - Superfast 71 Mbps

### Tiverton

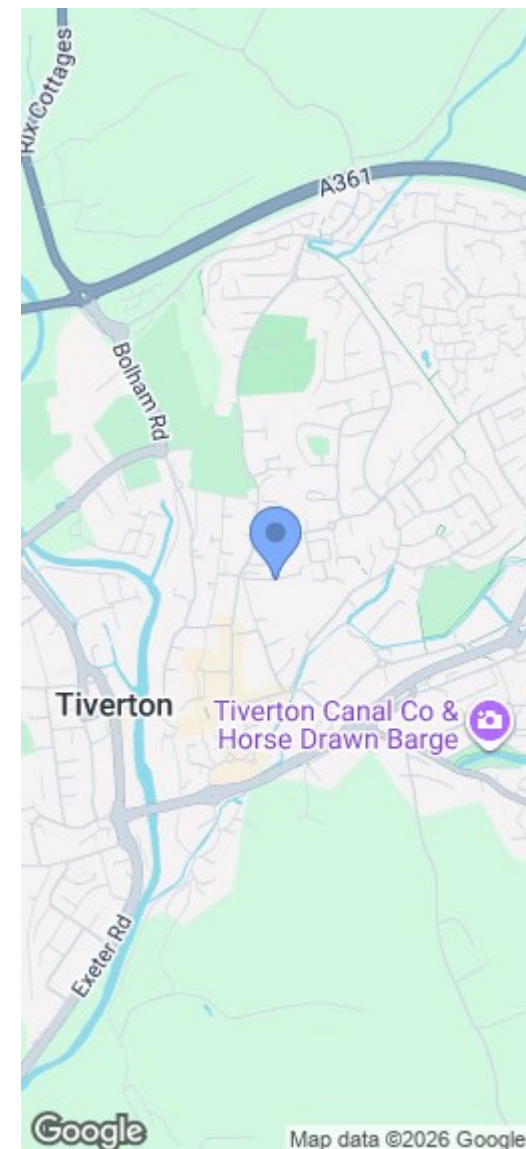
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

### 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](mailto:sales@weldenedwards.co.uk).

### Disclaimer

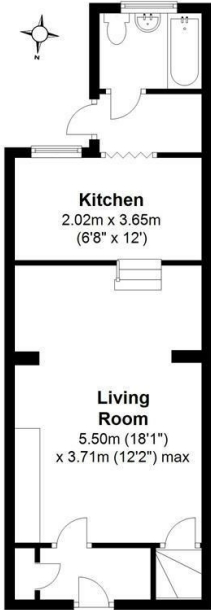
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | 87        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 61                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

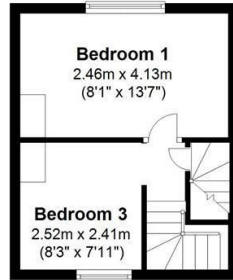
### Ground Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



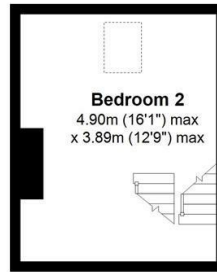
### First Floor

Approx. 21.0 sq. metres (225.7 sq. feet)



### Second Floor

Approx. 19.1 sq. metres (205.2 sq. feet)



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



