



20 Kestrel Close, Tiverton , EX16 6WY
Asking Price £165,000

Welden
Edwards
Supporting your every move

A beautifully presented one bedroom coach house located in the Moorhayes area, benefiting from a modern kitchen, a recently renovated shower room and large double bedroom.

Description

As you enter through the front door, you will find a side access to the garage on your left, which the current owners have creatively transformed into a study or remote working space.

Ascend the stairs to discover a long, bright hallway that connects all the rooms. The spacious bedroom boasts a large double layout, offering a delightful view of the greenery outside. The stunning shower room, recently renovated, features elegant grey marble-effect tiling, an expansive shower, a stylish vanity unit, and a modern WC.

Moving on to the lounge diner, you'll find it to be a fantastic area with ample room for a dining table and chairs. With windows on two sides, this space is bathed in natural light, creating a warm and inviting atmosphere. An archway gracefully leads you into the kitchen, where beech-effect wall and base units offer plentiful storage. The kitchen is equipped with a built-in gas hob and oven, as well as designated space for a washing machine and fridge freezer.

Services, Tenure & Council Tax

Mains gas, electricity, water and drainage.

Council tax band B.

Leasehold - Term of 189 years from and including 31 March 2006

The Service Charge from April 2025 is £43.97pcm

Tiverton

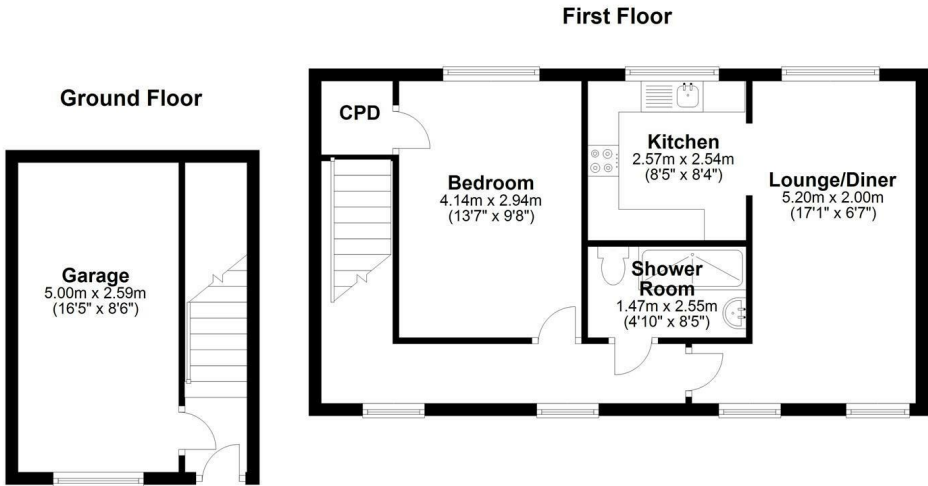
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.

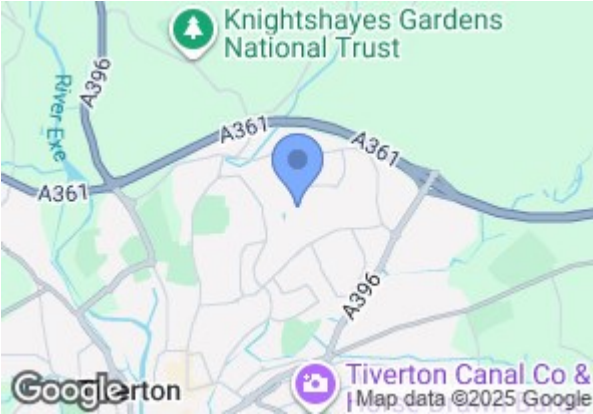
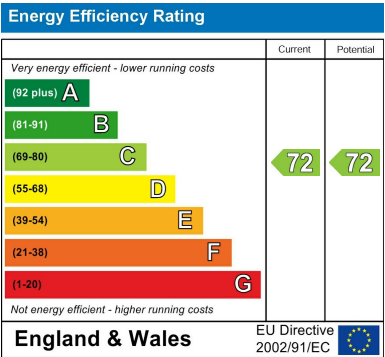
Disclaimer

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.



Total area: approx. 68.3 sq. metres (735.6 sq. feet)

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



53 Bampton Street, Tiverton, Devon, EX16 6AL
Tel: 01884 257 997
sales@weldenedwards.co.uk

Welden
Edwards
Supporting your every move