



9 Cherry Close, Tiverton, EX16 6EU  
Asking Price £290,000

Welden  
**Edwards**  
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# A fantastic detached bungalow located in the Pinnex Moor area, with two double bedrooms, a large lounge, off road parking and garage.

## Description

Entering via the side door into the bright entrance hall with doors to all rooms, the perfect place to store your shoes and coats.

The lounge/diner is to the right, a large room which is naturally lit by the large windows, flooding the space with light. There is plenty of space for a dining table and chairs.

The kitchen benefits from cream wall and base units with beech effect worktops.

There is space for a dishwasher, and cooker. Off of the kitchen is the utility room with worktop space and plumbing for a washing machine. There is also a door leading to the rear garden.

Bedroom One is a large double with plenty of space for your bedroom furniture.

Bedroom Two is another good sized double room.

Also off of the hall is the bathroom with bath, WC and hand wash basin.

Externally the rear garden is a wonderful space, with a patio seating area, perfect for al-fresco dining, with the rest being laid to lawn with a pretty flower bed with mature shrubs and trees.

The property also benefits from a garage and off road driveway parking.

## Council Tax, Tenure & Services

Council Tax Band C

Freehold

Mains Electricity, Gas, Water & Sewage

## 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).

## Tiverton

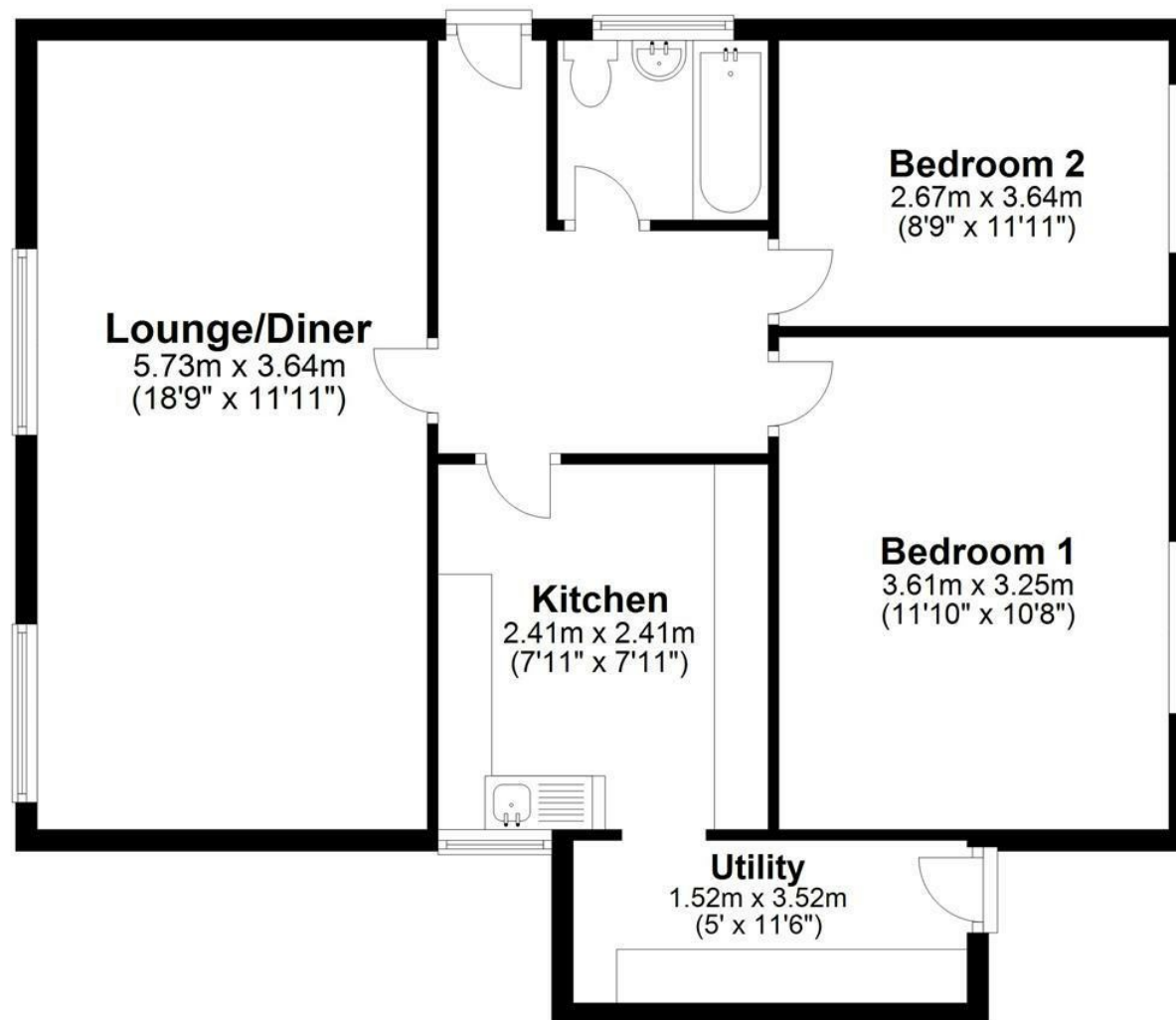
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

## 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.

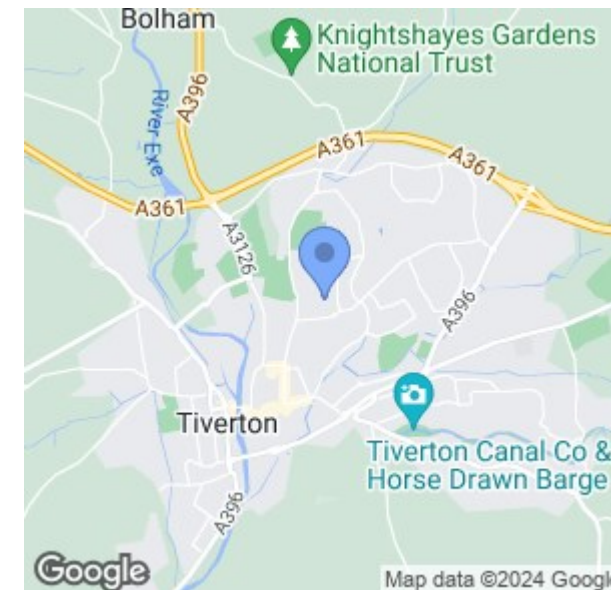


## Ground Floor



Total area: approx. 67.8 sq. metres (729.3 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



