



STAGS

19 Sideling Fields, Tiverton, Devon,
EX16 4HG

A semi detached bungalow with stunning views on the edge of town.

Tiverton centre 1 mile - M5 motorway (J27)/Train Station 7 miles

• 3 Bedrooms • Refitted Shower Room • Kitchen/Dining Room • Utility • Front and Rear Garden • Gas Heating • Double Glazing • Elevated Position with Views •

Guide price £195,000

01884 235705 | tiverton@stags.co.uk

SITUATION

The property is situated in this much sought location approximately 1 mile from the town centre of Tiverton.

Tiverton itself offers a wide range of amenities including both private and state schooling, the majority of major banks, building societies and shops catering for a variety of needs.

There is easy access from Tiverton to the M5 via the A361 North Devon link road to Junction 27, alongside which lies Tiverton Parkway Railway Station with an intercity link to London Paddington of approximately 130 minutes. The property is also within easy walking distance of the nearby Grand Western Canal providing picturesque walks and cycle rides.

DESCRIPTION

A semi detached bungalow comprising 3 bedrooms, sitting room, kitchen/dining room, utility and shower room. There are gardens to the front and rear and lovely views can be enjoyed over the town and to the hills beyond. There are several steps leading up to the front door. The property benefits from gas heating and double glazing.

ACCOMMODATION

Entrance porch with part glazed front door and window to front with views. Glazed door to entrance hall with doors to all rooms and a storage cupboard. Bedroom 3 with double glazed window to front, built-in wardrobe and storage cupboard. Sitting room with large picture double glazed window to front, radiator. Inner hall with airing cupboard and doors



leading to all rooms. Bedroom 1 with double glazed window to rear, built-in wardrobe and cupboard, radiator. Bedroom 2 with double glazed window to side, built-in wardrobe and cupboard, radiator. Recently updated shower room with shower cubicle, low level WC, vanity unit with inset wash hand basin, tiled wall, extractor, spotlights, radiator and frosted window to rear. Kitchen/diner with double glazed windows to side and rear, wall and base units with laminate work surfaces, plumbing for washing machine and dishwasher, gas hob with extractor over, double oven and tiled splashbacks. This opens into the utility with double glazed door to rear, space for fridge freezer.

OUTSIDE

The rear garden has an area of patio and

raised flower borders. Greenhouse and shed.

VIEWING

Strictly by appointment via the agents, Stags, on 01884 235705.

DIRECTIONS

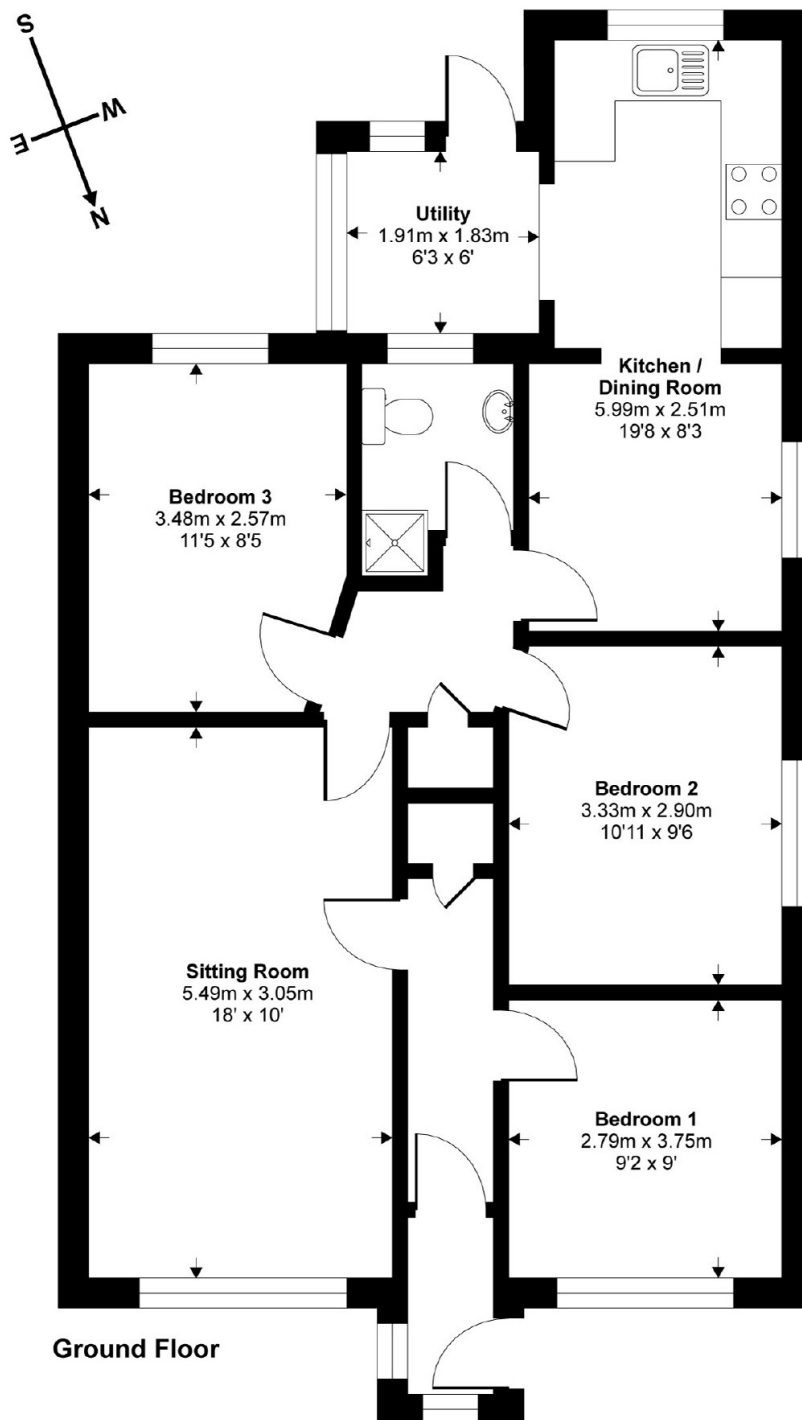
From the multi storey car park turn left onto The Great Western Way and go straight across the first roundabout and take the right turn signed to Cullompton. Continue up Canal Hill and turn right into Anstey Crescent. Proceed up the hill and turn right into Sideling Fields. Continue up the hill and bear right and the property will be seen after a short distance on your left hand side.

SERVICES

Mains electricity, gas, water and drainage.



Approx. Gross Internal Floor Area
76.8 Sq Metres 827 Sq Ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		56	81
EU Directive 2002/91/EC			