



Higher Cotteylands, Tiverton, EX16 5BN

welcome to

Higher Cotteylands, Tiverton

Call to view this well presented extended family home which is located in Higher Cotteylands. In brief there is a lounge, dining room, study & WC. There is a modern kitchen/breakfast room and utility room. Upstairs there are three bedrooms all with built in wardrobes and a family bathroom. Gardens.

Located in higher cotteylands with views of Tiverton is this superb family home. On approaching the property is a front garden which is laid to lawn with mature hedging. The front door opens into an entrance hall which leads to all rooms. To the left of the hallway is a front to back lounge with access to the dining room. There is a cloakroom and a office. To the right of the hallway is a utility room with access to the side and a modern kitchen/ breakfast room.

Upstairs you will find three bedrooms all with built in storage. The two front bedrooms enjoy views over the hills. Completing the first floor is a family bathroom. Externally this home benefits from front and rear gardens. Our vendors have secured a property with no further ongoing chain.

Entrance Hall

Entrance hall opening into hall way with stairs to the first floor, doors to all rooms and a radiator.

Kitchen/Breakfast Room

Single glazed window to the rear. Fitted kitchen with a range of wall and base units, with worktop over. 1 & 1/2 bowl sink, splash back, serving hatch to the lounge. Integrated dish washer. Breakfast bar, radiator. Built in single oven, 5 burner gas hob with extractor over. Space for fridge freezer and a built in storage cupboard.

Utility Room

Door to the side of the property, space for a washing machine. Wall and base units, wall hung gas central heating boiler. Door to the kitchen and hallway.

Lounge

Double glazed window to the front, TV point, serving hatch, opening to the reception room, radiator.





Dining Room

Ideal dining room/ snug or playroom. Velux window and double doors to the garden, radiator.

WC

WC, wash hand basin, extractor fan, radiator and shaver point.

Office

Double glazed window to the rear, velux window and radiator. Built in cupboards and worktop for office set up, spot lights.

Landing

Stairs from the first floor lead to a landing area where there is a double glazed window to the rear, doors to all rooms and access to the loft.

Bedroom One

Double glazed window to the front, built in wardrobes, storage over the stairs and built in wardrobe.

Bedroom Two

Double glazed window to the front, built in wardrobe and cupboard.

Bedroom Three

Double glazed window to the rear, built in wardrobes and dressing area, radiator and spot lights.

Bathroom

Bath with electric shower over, WC, wash hand basin and vanity unit with shaver point. Heated towel rail. Two double glazed windows to the rear, spotlights.

Front Garden

Front garden laid to lawn with mature borders.

Rear Garden

Rear enclosed garden which is decked with wooden garden shed that has power and light.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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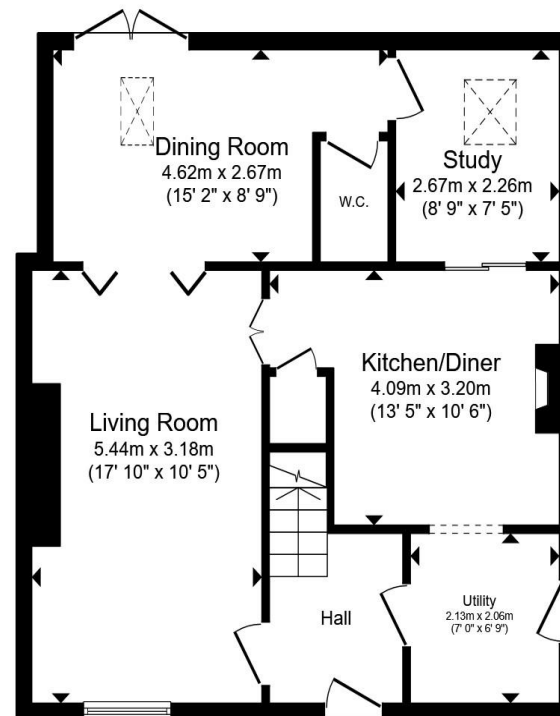
- End of Terrace Three Bedroom House
- Kitchen/ Breakfast Room
- Office & Play room
- Lounge
- Front & Rear Gardens

Tenure: Freehold

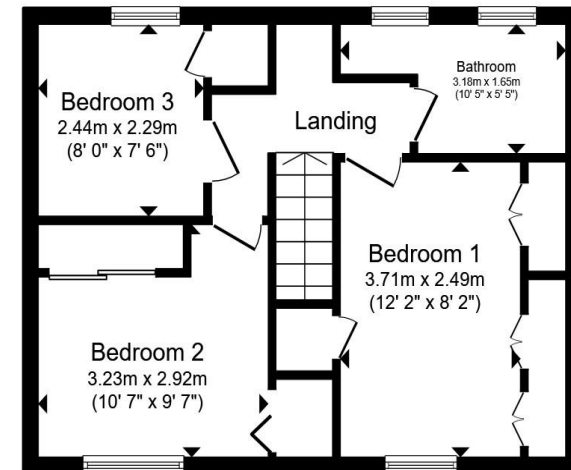
EPC Rating: D

Council Tax Band: B

£280,000



Ground Floor



First Floor

Total floor area 98.4 m² (1,059 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
TVT105882 - 0006

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