

Briar Nook, 11 Broomhill
Tiverton, Devon, EX16 5AP

£249,950
Guide Price



 3  1  1 **EPC D**





- Close to amenities
- Entrance hall with cloakroom
- Kitchen & rear porch
- Sitting dining room
- Conservatory
- 3 bedroom
- Shower room
- Front & rear garden
- Garage



Would you like to have a look?

Contact our Tiverton office

01884 253500

tiverton@seddons.com

An extended well proportioned 3 bedroom detached bungalow in the popular Broomhill area of town.



The Property

Set back from the road is 11 Broomhill, an extended 3 bedroom detached bungalow in the popular Broomhill area of town. It offers well proportioned accommodation and has the added benefit of gas central heating and double glazing.

The bungalow has an entrance hall with cloakroom, kitchen with a range of wall and base units and external door to the side porch. The large sitting/dining room has a feature fireplace and bay window with French doors that lead to the conservatory which is an ideal area to sit and read.

From the inner hall doors lead to the 3 bedrooms, two of which are doubles and a good size single and a modern shower room. One of the bedrooms is the extension and could, if needed, form part of the living accommodation.

Outside, the pretty mature garden wraps around the bungalow, with its shrubs and flowering plants. There is a lawned area at the rear and a patio area to sit and enjoy the view. Steps lead up to the greenhouse and further area. From the garden gate a pathway takes you to the garage.

Tiverton has a good shopping centre and an excellent range of facilities including a modern hospital, sports complex, bowling clubs and an excellent 18 hole golf course. Junction 27 of the M5 motorway lies about 7 miles to the South with its adjoining Parkway Station from where one can reach London Paddington in about 2½ hours.

Tenure: Freehold

Utilities

Mains electricity, gas, water, and drainage.

Council Tax

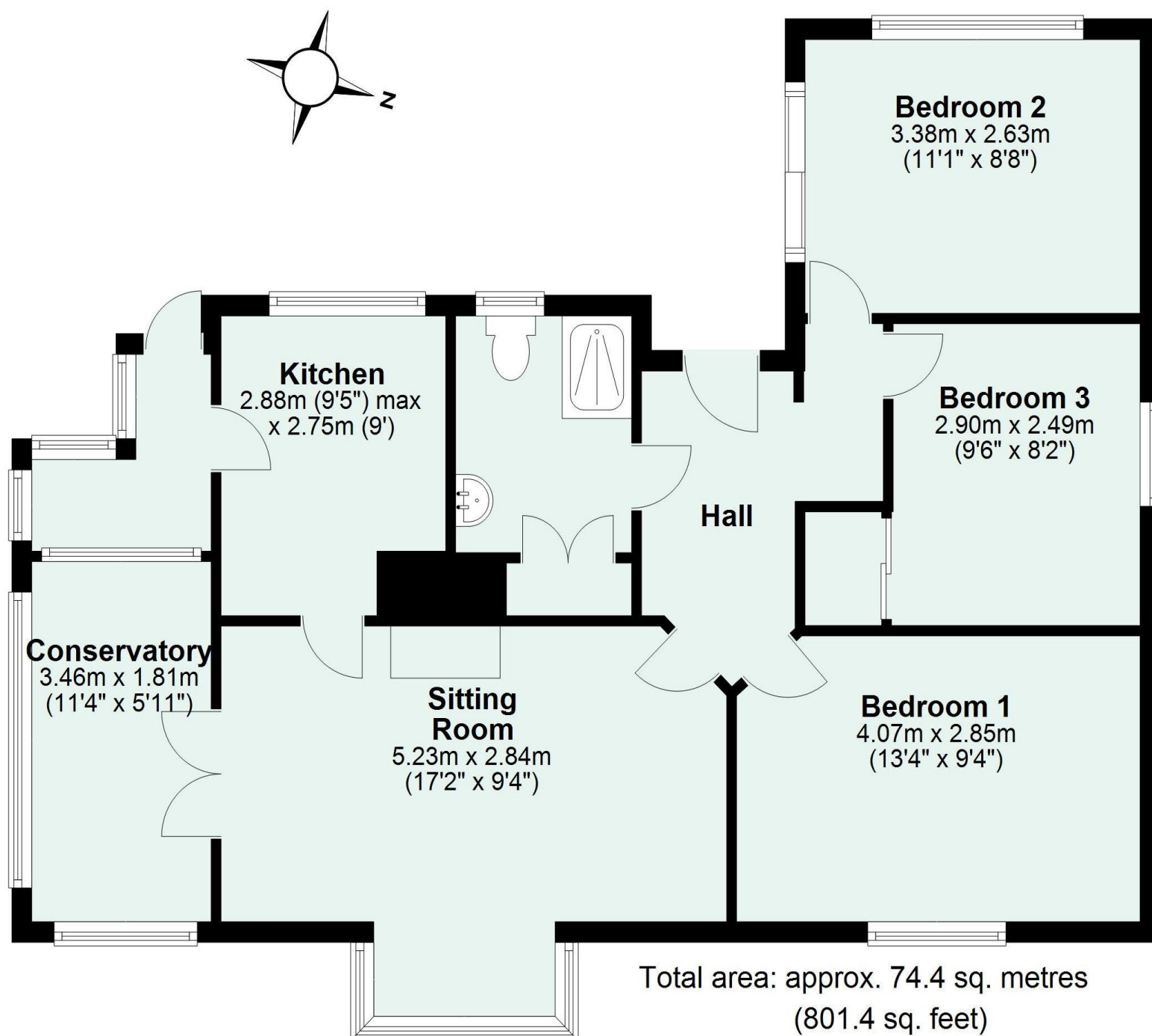
Band C

Directions

From our offices go down over the hill, go straight across the mini roundabout and after fifty yards bear right. Then take the next turning on the left which is Wellbrook Street. Proceed up here passing the pub and further on the fire station on the left hand side. Follow the road round to the right, going up the hill the property is on the left hand side.

Energy Performance Certificate (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.