

112 Lower Cotteylands
Tiverton, Devon, EX16 5BJ

£245,000
Guide Price



3



1



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EPC E





- Popular residential location
- Very well presented
- Light and spacious
- Kitchen dining room
- Sitting room
- 3 bedrooms
- Shower
- Enclosed rear garden



Would you like to have a look?

Contact our Tiverton office

01884 253500

tiverton@seddons.com

Set in a popular location on the outskirts of town is this well presented three bedroom house with views across to open countryside.



The Property

Located in an elevated position on the edge of the town, yet within easy reach of the town's amenities, primary schools and local parks, is this three bedroom property.

The front door opens into the spacious entrance hall with stairs to the first floor.

The kitchen dining room is a lovely light room with a range of modern gloss white fronted wall and base units with a recess to house an upright fridge freezer, double oven and an induction hob. From the front windows there are wonderful views of the countryside.

The sitting room has a cosy feel to it, an electric fireplace with wood surround gives a nice focal point to the room, night storage heating and large double glazed windows allowing floods of natural daylight.

On the first floor there are two double bedrooms, the main bedroom comes with modern built-in wardrobes and windows overlooking the town and countryside beyond.

The layout of this house differs slightly from some other builds within the street which has created a good size single room.

The family bathroom is tiled throughout and comprises of, a white suite with corner shower cubicle, wash hand basin and low level wc.

Outside, the front garden has been beautifully created to give a timeless feel and blends perfectly with shrubs and flowering heather, neighbouring lawns are also, well cared for, giving the area a warm family vibe.

The enclosed rear garden has a decking area for outside dining and sunbathing.

Also, a lawned area with a path which leads to the shed and store. All in all, this is a lovely family home in a convenient location ready to move straight into.

Tenure:

Freehold

Local Authority:

Mid Devon District Council

Utilities

Mains electric, Water and drainage. Night storage heating

Council Tax

Band B

Directions

From our Tiverton office, proceed down Angel Hill and straight over at the mini roundabout.

Follow the road around to the right and turn left into Wellbrook Street. Continue past the Fire Station and turn left into Seven Crosses Road.

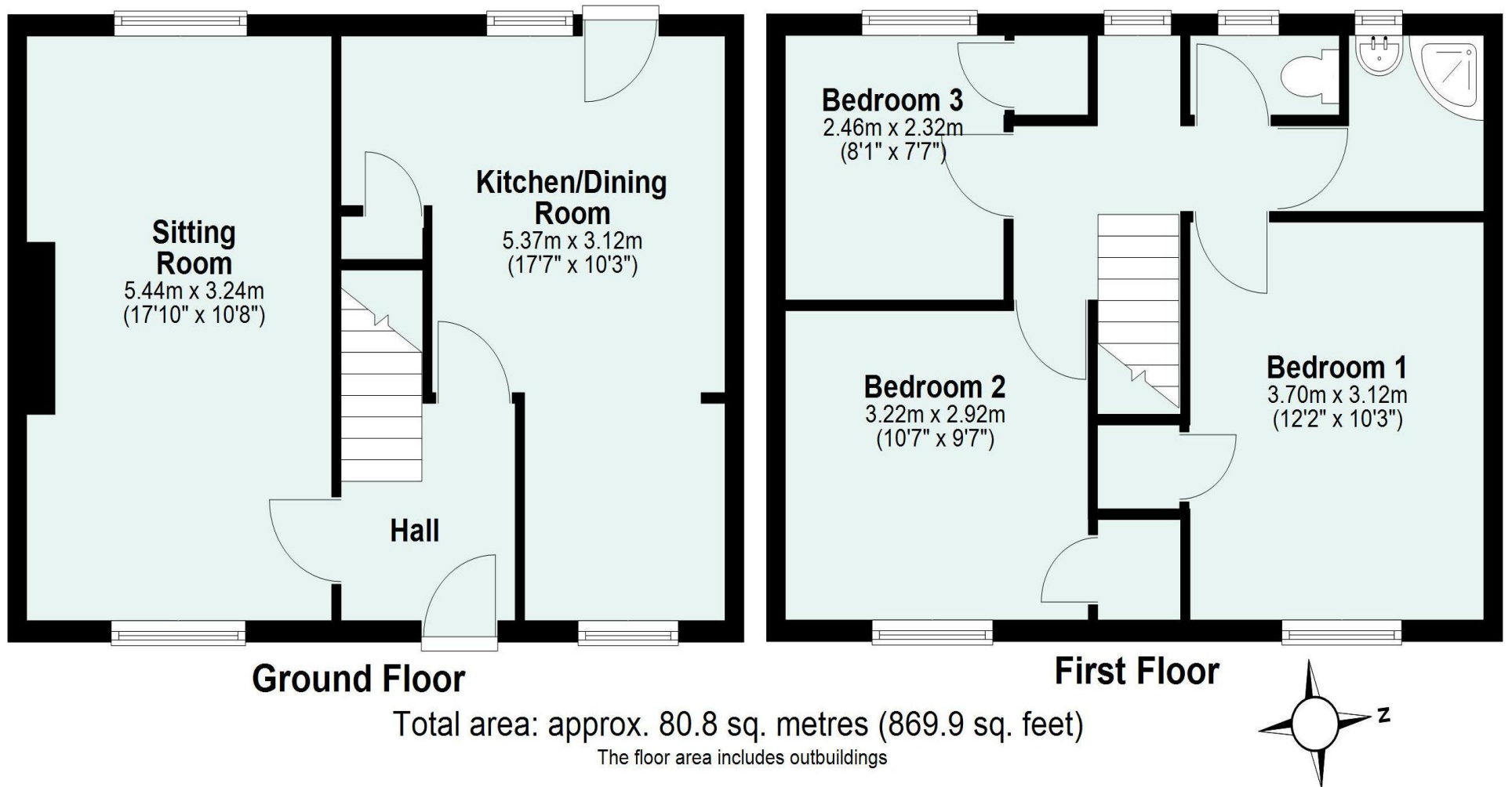
Proceed up the hill and take the first left into Cotteylands. Take the first right into Lower Cotteylands and the property will be found on the right hand side.

There is no sales board outside.

What3words ///twirls.coconuts.charm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	B		82
(81-91)	C		
(69-80)	D		
(55-68)	E	52	
(39-54)	F		
(21-38)	G		
(1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Energy Performance Certificate (EPC)



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.