



**A superbly presented 3 bedroom detached bungalow situated in one of Tiverton's best areas.**



**9 WESTCOTT ROAD  
TIVERTON  
EX16 4EY**

**£325,000**

**\* Entrance hall \* L-shaped lounge/diner \* kitchen/breakfast room \* 3 bedrooms \* bathroom \* separate wc \* gas central heating \* hardwood double glazed windows throughout \* 2/3 car driveway \* garage \* front & rear landscaped gardens.**

**Viewing:** By appointment with Watts & Sons 01884 253484

This excellent detached bungalow is very well situated in a delightful close in the very well regarded Glebelands area of Tiverton. The property is very well presented and enjoys gas centrally heated accommodation, with hardwood double glazing throughout, together with modern kitchen and bathroom fittings. The widened driveway provides space for 2 or 3 cars and leads to the garage which has a roll up door. The front and rear gardens have been attractively landscaped and enjoy a lovely sunny aspect. The property is situated on the eastern outskirts of the town, with access closeby to both the Grand Western Canal towpath and the former railway line walk, with both providing lovely walks into open countryside. Local buses stop nearby with a regular service to the town centre.

**Directions** From the town multi-storey car park take the first exit at the roundabout towards Taunton and the M5. Proceed straight across at the following two roundabouts onto Blundells Road and following the signs for Halberton. After passing Blundells School take the right turn into Tidcombe Lane. Keep straight on this road for about 500 yards then turn left into Glebelands Road. Take the last turn on the right into Westcott Road and this property will be seen on the right.

**Accommodation** (Please note that all dimensions are approximate)

Recessed entrance with outside light, double glazed door & side panel to

**Entrance Hall** with radiator, telephone point, access hatch & loft ladder to roof space, built-in double cloaks cupboard & airing cupboard housing lagged copper cylinder & immersion heater, downlighters & doors to

**Lounge/Diner** with stone fireplace with inset gas fire, 3 radiators, TV point, telephone point, thermostat, double glazed sliding patio doors to rear & serving hatch to

**Kitchen/Breakfast Room** well fitted with modern wood fronted base units with matching wall cupboards over, rolled edged worktops with inset one and a half bowl stainless steel sink & drainer, space & plumbing for washing machine, breakfast bar, larder cupboard, point for gas or electric cooker with extractor over, radiator, fluorescent light, double glazed window & double glazed door to side.

**Bedroom 1** with range of 2 double built-in wardrobes along one wall with cupboards over, radiator, TV point & double glazed window.

**Bedroom 2** with radiator & double glazed window.

**Bedroom 3** with radiator & double glazed window.

**Bathroom** with modern white suite comprising panelled shower bath with flexible shower attachment, vanity unit with inset wash basin, radiator, fully tiled walls & double glazed window.

**Separate WC** with low level wc, wash basin, downlighter, radiator & double glazed window.

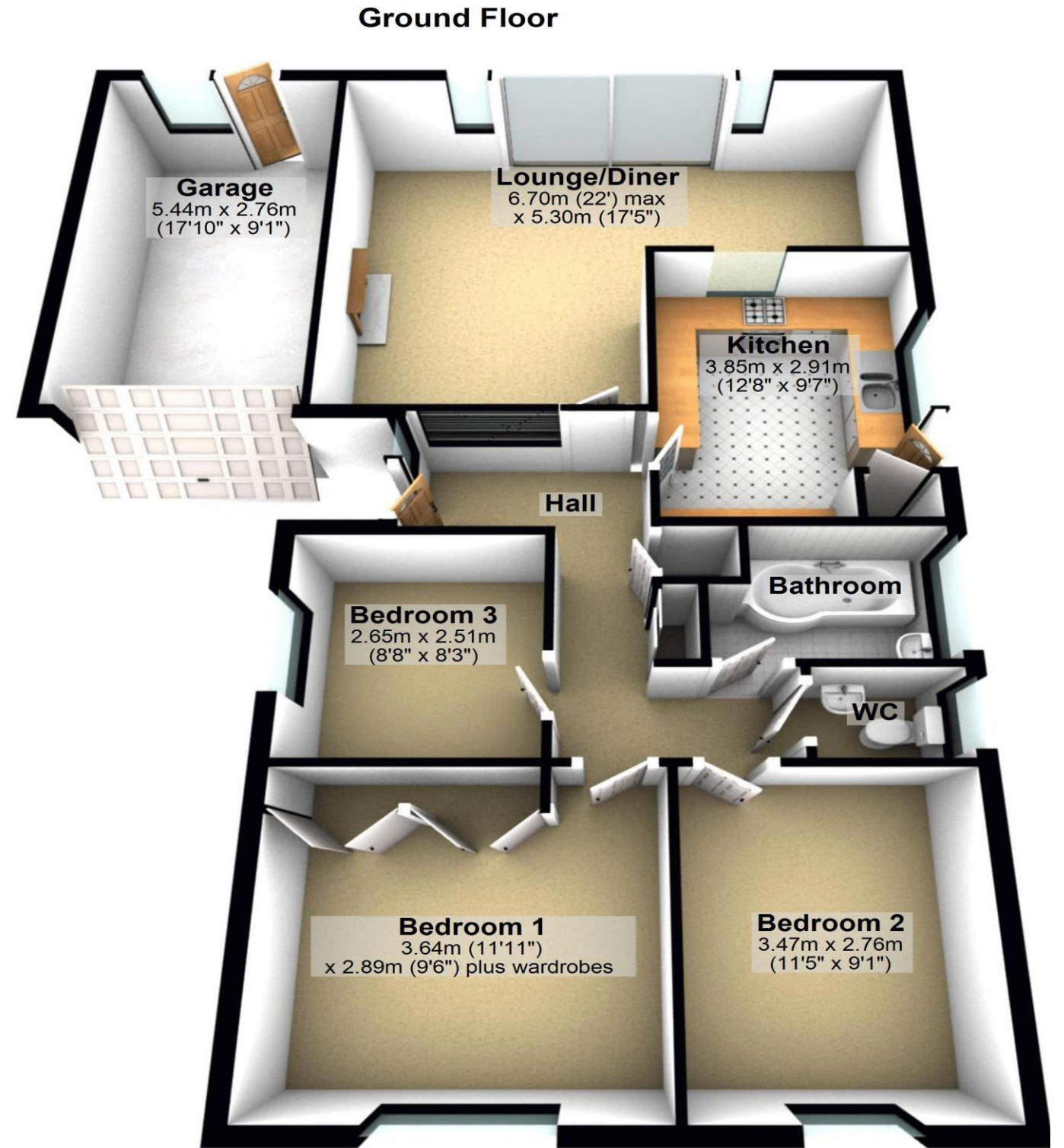
**Outside** At the front of the property is a landscaped garden extensively planted with a wide range of flowering & evergreen shrubs. A wide tarmac driveway provides parking for 3 vehicles & leads to the integral garage 17'10" x 9'1" (5.44m x 2.76m) with roll up door, 2 fluorescent lights, power, cold tap, wall mounted Potterton gas boiler & uPVC double glazed door & window to rear garden. A gate to the side of the garage gives access to the enclosed rear garden which is attractively laid to lawn with well stocked flower & shrub beds & borders, large paved patio area with awning, outside security light, timber summerhouse & adjoining timber shed.

**DWT4172**

Energy Performance Certificate		HM Government	
<b>PROPERTY INFORMATION</b>			
Address: 20 Tidcombe Lane, Tiverton, Devon, TA2 8JL	Current EPC Rating: D	Potential EPC Rating: C	Current Energy Efficiency Rating: 55
Current Energy Efficiency Rating: 55	Potential Energy Efficiency Rating: 70	Current EPC Rating: D	Potential EPC Rating: C
<b>Estimated energy costs of dwelling for 3 years</b>			
Lighting	£ 2.00	£ 2.00	£ 2.00
Heating	£ 1.50	£ 1.50	£ 1.50
Hot Water	£ 1.00	£ 1.00	£ 1.00
<b>Energy Efficiency Rating</b>			
The graph shows the current energy efficiency of your property. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommended measures on the graph.			
<b>Top actions you can take to save money and make your home more efficient</b>			
Recommended measure	Estimated cost	Potential savings	Priority
1. Cavity wall insulation	£ 500	£ 100	High
2. Loft insulation	£ 200	£ 50	Medium
3. Double glazing	£ 2,000	£ 100	Low

**Consumer Protection from Unfair Trading Regulations 2008**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



Floorplans for information purposes only. Not to scale. Plan produced using PlanUp.