



A superbly presented 3 bedroom end-terrace house occupying a lovely level corner position close to amenities.



**21 BIRCHEN LANE
TIVERTON
EX16 5DL**

£189,950

*** Entrance hall * lounge * kitchen/diner * utility room * cloakroom * 3 bedrooms with built-in wardrobes * bathroom * garage/workshop & 2 car parking * gas central heating * uPVC double glazing throughout * level corner gardens * no onward chain.**

Viewing: By appointment with Watts & Sons 01884 253484

This is a property that must be seen to fully appreciate. It has been extensively renovated in recent years with modern kitchen, bathroom, utility room & cloakroom and benefits from uPVC double glazing throughout, gas central heating and 3 bedrooms, each with built-in wardrobes. It occupies a super corner position just yards away from local shops, Primary School, church and a delightful recreation park whilst the town centre itself is within about half a mile walk. The property is available with no onward chain and should be viewed at the earliest opportunity.

Directions From the town centre multi-storey car park take the third exit at the roundabout onto the Great Western Way. After passing over the River Exe take the third exit at the roundabout into Westexe South then left at the min-roundabout into St Paul Street. Turn left by the church into Brewin Road where the property will be seen on the corner at the junction to Birchen Lane.

Accommodation (Please note that all dimensions are approximate)

uPVC double glazed door to

Entrance Hall with radiator, stairs to first floor, uPVC double glazed windows, door to

Lounge with radiator, uPVC double glazed window, satellite connection, understair cupboard, telephone point & door to

Kitchen/Diner well fitted with range of modern base units with matching wall cupboards over, rolled edge worktops with inset stainless steel sink & drainer, inset touch control induction hob, tall unit housing Bosch electric double oven, sliding shelved larder cupboard, integral fridge & freezer, radiator, uPVC double glazed window & uPVC double glazed door to

Utility room with rolled edge worktop with space & plumbing for washing machine, venting for tumble dryer & space for larder freezer under, wall mounted Vaillant gas combination boiler, shelved broom cupboard, downlighters, uPVC double glazed window, uPVC double glazed door to side & door to

Cloakroom with modern white suite comprising close coupled wc, vanity unit with wash basin and uPVC double glazed window.

First Floor Landing with uPVC double glazed window, access hatch & loft ladder to roof space with fluorescent light, doors to

Bedroom 1 with sliding doors to range of built-in wardrobes along one wall, radiator, uPVC double glazed window.

Bedroom 2 with range of built-in wardrobes and cupboards along one wall, radiator, uPVC double glazed window.

Bedroom 3 with built-in double wardrobe & bridging units along one wall, radiator, uPVC double glazed window.

Bathroom attractively fitted with modern white suite comprising panelled shower bath with power shower over, pedestal wash basin, close coupled wc, chrome towelling radiator, fully tiled walls, downlighters, extractor fan & uPVC double glazed window.

Outside The property occupies a level enclosed corner plot with stone chippings to front for ease of maintenance and a lawned garden extending to the side. A concrete drive provides parking for 2 vehicles & leads to a detached garage 19' 9" x 8' 5" (6.03m x 2.56m) with up/over door & personal door to side. To the side and rear is a large enclosed & private concrete seating area with outside power connection.

DWT4200

Current Rating	Potential Rating
C	B

Energy Efficiency

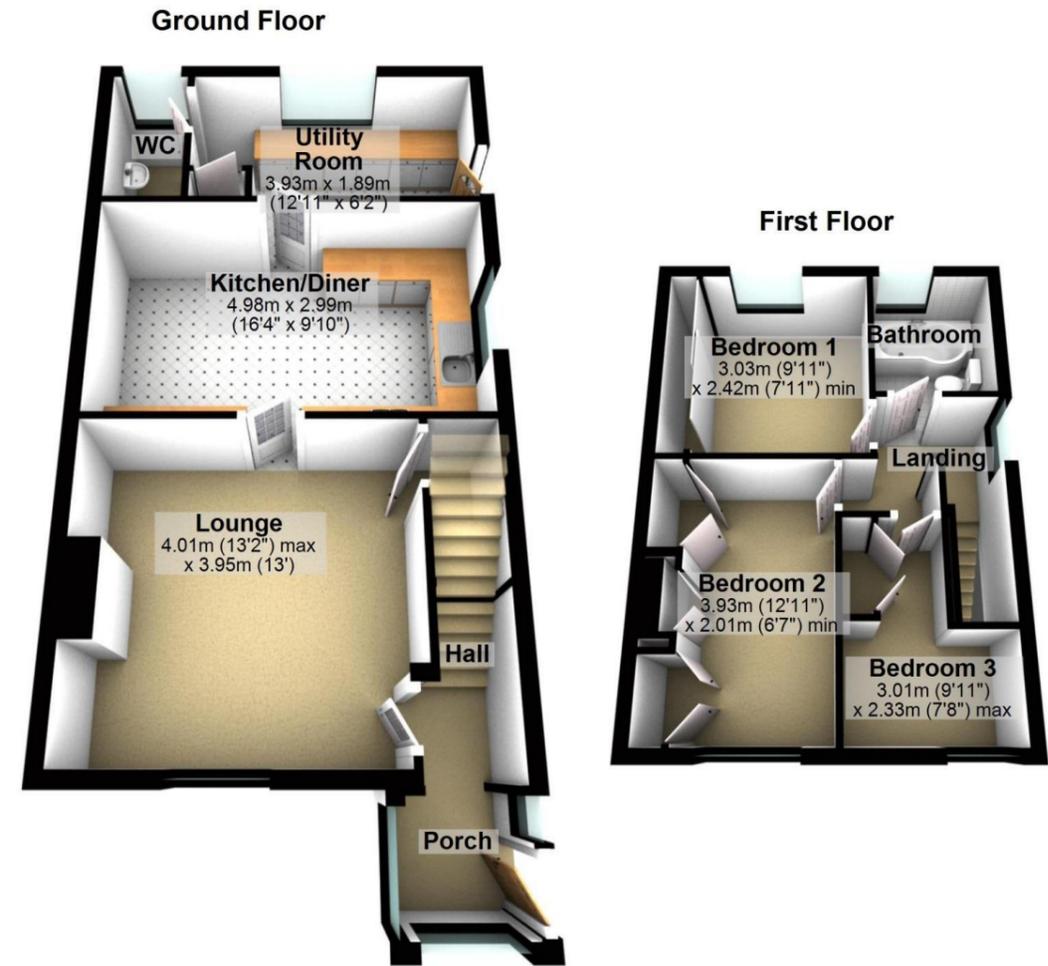
Current Rating	Potential Rating
C	B

Top actions you can take to save money and make your home more efficient:

Measure	Estimated Cost	Typical Savings
Low energy lighting for all fixed outlets	£100 - £200	£10 - £20
Low energy lighting for all portable	£100 - £200	£10 - £20

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.