

27 Cottey Brook

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Tiverton, Devon, EX16 5BR

Tiverton 0.5 miles | M5(J27)/ Tiverton Parkway Station 7 miles | Exeter 13 miles

A well-presented three-bedroom semi-detached home with garden and garage, set in a tucked-away position offered to the market with no onward chain.

- Three Bedroom Family Home
- No Onward Chain
- Good Sized Garden
- Conveniently Located
- Council Tax Band C
- Large Sitting Room
- Conservatory
- Garage and Off-Street Parking
- Sought After Area
- Freehold

Guide Price £260,000

DESCRIPTION
27 Cottey Brook is a well-presented three-bedroom, semi-detached home, set in a popular residential area on the edge of Tiverton. The accommodation is well laid out, featuring a kitchen to the front and a spacious sitting room with sliding doors through to a bright conservatory. A ground floor cloakroom lies to the front of the property. Upstairs are three bedrooms, including two doubles, together with a family bathroom. Outside, the property enjoys a good-sized garden with a brook running along the lower boundary, while a detached garage provides useful storage and workshop space. The town centre, schools, shops and leisure facilities are all close by, with the A361 providing excellent access to the M5 and beyond.

SERVICES
Mains electricity, water and drainage. Gas Central Heating
Ofcom predicted broadband services - Standard, Superfast & Ultrafast available.
Ofcom predicted mobile coverage for voice and data: Internal (variable) – EE and Three.
External – EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council.

DESCRIPTION
From Junction 27 of the M5, proceeding west-bound along take the A361 towards Barnstaple and Tiverton. Upon reaching Bolham Roundabout, take the first exit signposted Tiverton (A3126) and proceed straight over the following roundabout. At the Mid-Devon Leisure centre roundabout, take the third exit and continue straight over the Morrisons/ Hospital roundabout. Bear left at the next mini-roundabout and after approximately 175 yards turn right on to Melbourne Street. Upon reaching Wellbrook Street, turn right and just after the Fire Station turn left into Cottey Brook. Continue for 175 yards, bear left off the main street. Following this round, where the property can be found at the end on the left-hand side.













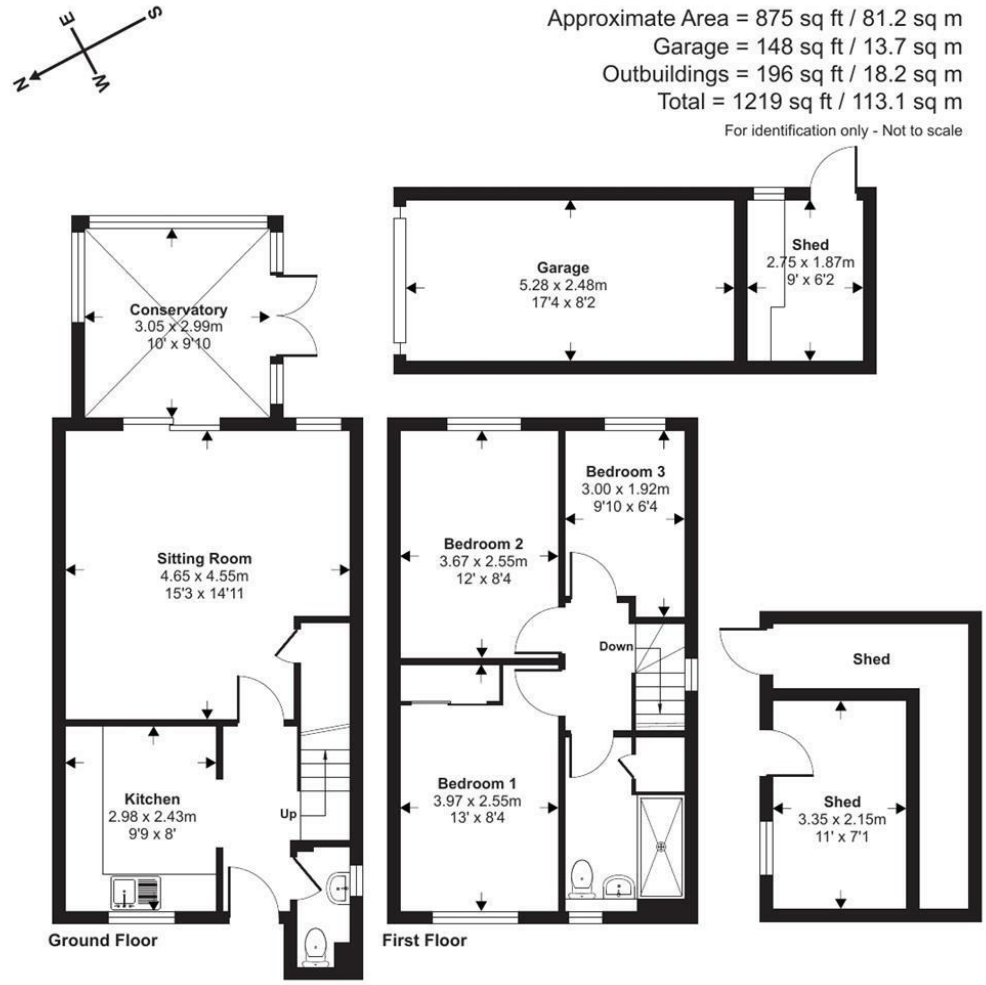


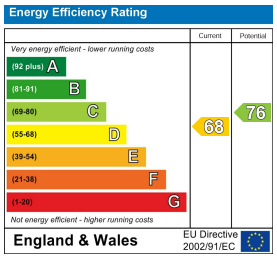




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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