

STAGS

3 Belmont Road

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Tiverton, EX16 6AR

Tiverton Town Centre 1 Mile | M5 (J27)/ Tiverton Parkway 9 miles | Exeter 14.5 miles | Taunton 22 miles

A substantial three storey, four-bedroom home, within walking distance of Tiverton Town Centre.

- Four Bedrooms
- Three Storeys
- 0.5 Miles Tiverton Town Centre
- M5 (J27)/ Tiverton Parkway 7.5 miles
- Council Tax Band C
- Two Reception Rooms
- Character Features Throughout
- On Street Parking
- 0.5 Miles to Tesco Superstore
- Freehold

Guide Price £300,000

DESCRIPTION
3 Belmont Road is a well presented four-bedroom home set in a popular area just a short walk from the town centre. The town offers a wide range of amenities including a leisure centre, hospital, banks, building societies, shops and supermarkets catering for a variety of needs. There are schools for all ages in Tiverton.

Within easy access from Tiverton is the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

The property consists of two large reception rooms, a spacious kitchen and additional utility area on the ground floor. On the first floor are two generous bedrooms and a large family bathroom. On the top floor are two additional double bedrooms. To the rear is a patio garden with space for plants and shrubbery, with pedestrian rear access.

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

DIRECTIONS
What3Words: ///action.talent.water
Google Drop Pin: https://maps.app.goo.gl/yjfxAw5sg7cbghY59













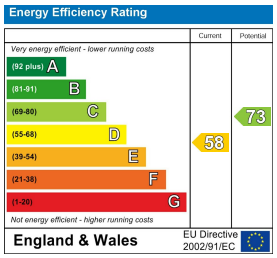






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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