



Branscombe Road, Tiverton, EX16 4AB

Asking Price £250,000

Branscombe Road presents a charming three-bedroom semi-detached bungalow, ideally situated near The Grand Western Canal within the Wilcombe development.

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DESCRIPTION:

Recently renovated throughout, this three-bedroom semi-detached bungalow offers versatile living spaces, complemented by its convenient location near local amenities such as schools and supermarkets.

Situated on a bus route in the heart of Tiverton, Branscombe Road provides easy access to town amenities and is just a short stroll from the renowned Grand Western Canal, offering scenic walking routes and leisure opportunities.

Upon entry, you're welcomed into a spacious hallway leading to various living areas. To the right, the master bedroom boasts ample space, built-in storage, and a large front-facing window. On the left, the newly decorated dining room, also usable as a bedroom, features built-in storage. The sitting room, bathed in natural light from a rear-facing window, offers laminate flooring and an electric fire for cozy evenings.

The modern kitchen is equipped with integrated appliances including a dishwasher and fridge, complemented by cream wall and base units, a 4-burner gas hob, and a breakfast bar for casual dining. The loft presents conversion potential with proper planning and permissions.

The contemporary shower room features floor-to-wall tiles, a spacious walk-in shower, WC, and hand basin.

A covered hallway from the kitchen leads to the utility room, complete with a sink unit, worktops, radiator, and laundry provisions, and to bedroom three, a comfortable single bedroom with a front-facing window.

OUTSIDE:

At the front of the property steps ascend to the entrance. The property offers a garage with an up-and-over door, light, and power, alongside an additional parking space. The enclosed south-facing rear garden boasts a newly laid patio area and lawn, with direct access to the garage and parking space via a gate. You have access to the garage and an assigned parking space via a shared road, with no maintenance costs involved.

Services: Mains electric, water and gas.

Broadband: Super-Fast Broadband Available Within This Postcode, (checked on Openreach 03.04) Fibre to the Cabinet,

Mobile Signal: You are likely to get good coverage (checked on Ofcom 03.04)

Tenure: Freehold

Directions: -

Using the what3words app, search: -

brands.valve.magma

The property has restricted covenants, please ask us for further details.



AT A GLANCE:

- Ideal for first time buyers.
- Modern kitchen with integrated appliances
- Convenient location
- Well decorated throughout
- Three-Bedroom Bungalow
- Potential for loft conversion
- Garden with newly laid patio
- Garage with a parking space
- Spacious sitting room

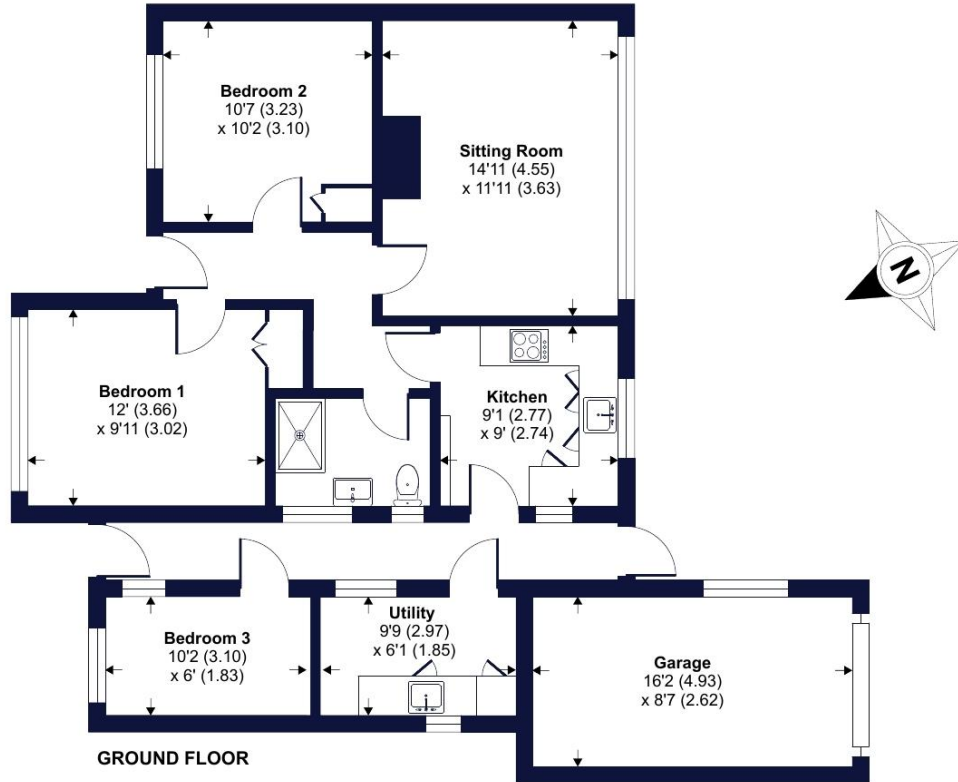
PROPERTY INFORMATION:

- Freehold
- Council tax Band: B
- Mains electric, gas, water and drainage.

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Approximate Area = 890 sq ft / 82.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 969574



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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