



## Tiverton, Devon, EX16 6DH

This end of terrace two-bedroom cottage is located close to the heart of Tiverton. It benefits from recent refurbishment and a private garden. NO ONWARD CHAIN

**Winkworth**

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## DESCRIPTION:

Having been recently renovated, this cottage offers the perfect opportunity for a first home or an investment.

Leeway Cottages is located close to the centre of the thriving market town of Tiverton. Tiverton has a wide range of amenities, including a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and London via the M5 and Tiverton Parkway station.

### Ground Floor:

There is a hallway upon entering the property through the front garden. The sitting room is of a good size and has a window overlooking the front aspect.

The recently renovated kitchen comprises of a range of wall and base units with work surfaces over, stainless steel sink, integrated fridge, and drainer, built in electric oven and hob with extractor fan. The dining room has built in storage cupboards and ample space for a dining table.

### First Floor:

The first floor comprises of two bedrooms and a family bathroom. Bedroom one is a good size double room and overlooks the front garden. Bedroom two is a single and overlooks the rear aspect. The modern bathroom has a white W/C, sink and bath with a stand over shower.

### OUTSIDE:

To the front of the property there is a private front garden with new fencing, it offers the perfect blank canvass for a new owner. To the rear of the property there is a courtyard and storage shed.

Council Tax Band: A

Services:

Mains Water, electric, gas and drainage.

Directions:

what3words: frosted.staple.visual



#### **AT A GLANCE:**

- Two Bedrooms**
- Two Reception Rooms**
- Character Property**
- Recently Renovated**
- Central location**
- Private garden**
- Extra courtyard**
- Ideal for a first-time buyer or investor**

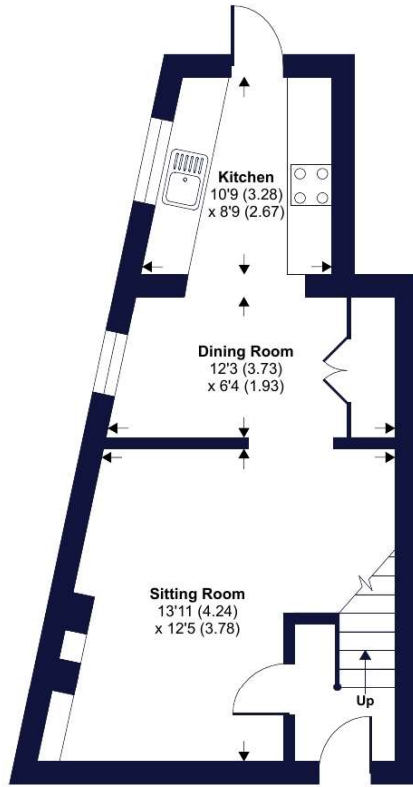
#### **PROPERTY INFORMATION:**

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

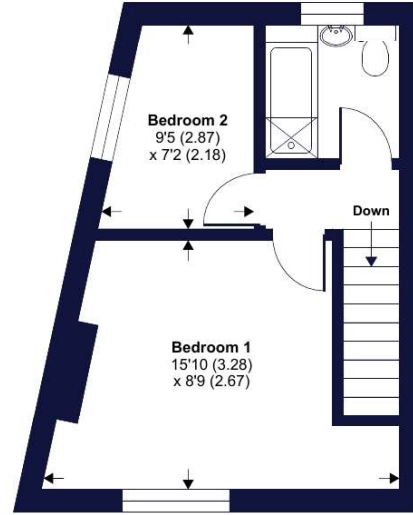
# Leeway Cottages, Tiverton, EX16

Approximate Area = 670 sq ft / 62.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Winkworth. REF: 820030



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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