



Gardenia Drive, Tiverton, EX16 6UH

A chance to acquire this delightful two-bedroom terraced property in Tiverton. Situated in a sought-after location, this home offers a welcoming and cozy atmosphere, ideal for first-time buyers, small families, or investors.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

Located in Gardenia Drive in Tiverton, this well-presented two-bedroom terraced property offers an ideal opportunity for comfortable living in a convenient setting. With both a front and rear garden, this home provides outdoor space perfect for relaxing or enjoying time with family and friends.

Inside, the property features a welcoming lounge and a practical kitchen on the ground floor. Upstairs, you will find two generously-sized bedrooms and a modern bathroom, providing ample space for a small family, couples, or first-time buyers.

The property is ideally situated close to a variety of local amenities, including shops, schools, and recreational facilities. Excellent transport links ensure easy access to nearby towns and cities, making this an excellent choice for commuters or those seeking convenience without sacrificing tranquillity.

This charming home is a fantastic opportunity not to be missed!

PROPERTY SERVICES:

Council Tax: Band B - Mid Devon

Services: Mains water, Mains electric and Main Gas

Broadband: Ultrafast Full Fibre Broadband Available Within This Postcode, Fibre to the Premises.

Mobile Signal: You are likely to get limited coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

[fatherly.glimmers.selling](https://www.what3words.com/)




AT A GLANCE:

Terraced
Two Bedrooms
Front and Rear Garden
Allocated Parking
Close to Local Amenities
Transport Links
First Time Buyers
Investors

PROPERTY INFORMATION:

Freehold
Council tax Band: B
Mains Electric, Gas, Water and Drainage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(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.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk