



## Foxglove Close, EX16 6SY

A delightful two bedroom semi-detached property located within a quiet cul-de-sac, on the edge of Tiverton.  
NO ONWARD CHAIN.

**Winkworth**

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## DESCRIPTION:

Located within the charming Lowman Park area of Tiverton, Foxglove Close is a meticulously maintained semi-detached property with driveway and garage.

You enter via the entrance hall, an ideal space for storing coats and footwear.

To the right lies the welcoming sitting room with large window offering a bright and airy space, and direct access to the kitchen.

The kitchen is adorned with wooden wall and base units, complemented by wood effect vinyl flooring and partially tiled walls.

Complete with provisions for a washing machine and an under-counter fridge, good size dining space and understairs storage.

UPVC doors lead into the enclosed rear garden.

Ascending to the first floor, you'll find two well-appointed double bedrooms. The master bedroom boasts a large window overlooking the front aspect, while the second bedroom enjoys views of the rear. The neutrally decorated family bathroom features a bath with an overhead shower, WC, and sink, completing the upper level with style and functionality.

## OUTSIDE:

The rear enclosed garden boasts a primarily lawn layout, complemented by a patio area, raised borders with mature trees and shrubs—an effortlessly maintained outdoor space with convenient access to the garage.

Located in the vibrant market town of Tiverton, Foxglove Close benefits from a wealth of amenities and recreational opportunities. Positioned conveniently along the A361, it offers easy access to Junction 27 of the M5 motorway and Tiverton Parkway Station, approximately 7 miles away.

Council Tax: Band B - Mid Devon

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:-

///leader.parts.slim




**AT A GLANCE:**

Popular residential area  
Modern kitchen/dining room  
Spacious living area  
2 bedrooms  
Enclosed rear garden  
Garage & parking  
Quiet location  
**NO ONWARD CHAIN.**

**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+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	72	
(55-68) <b>D</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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