



Siddalls Gardens, Tiverton, EX16 6DJ

A fantastic semi-detached home, ideally situated within walking distance of the town centre and local schools. This property features three well-proportioned bedrooms, a modern kitchen/diner, a garage, and off-road parking. No Onward Chain.

Winkworth

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DESCRIPTION:

Stepping through the front door into a welcoming entrance hall, you are greeted by a modern kitchen to the left. Featuring sleek white gloss wall and base units, this space provides ample storage, along with a built-in oven and hob, and room for a washing machine and fridge freezer. The kitchen comfortably accommodates a four-seater dining table and chairs, while a large window offers views over the local playing fields.

The spacious lounge follows, flooded with natural light from large patio doors that open onto the low-maintenance rear garden, creating a bright and inviting atmosphere.

Upstairs, the property offers three well-sized bedrooms and a family bathroom. Bedroom three is a generous single room, while bedrooms one and two are large doubles, both featuring built-in wardrobes for added storage.

The family bathroom comprises a white suite, including a bath with an overhead shower, WC, and hand basin.

OUTSIDE:

Externally, the rear garden is designed for easy upkeep, featuring a patio seating area and a lawned section.

The property also benefits from a garage with a practical utility area, power supply, and an up-and-over door, along with driveway parking for one car.

Council Tax: Band B - Mid Devon

Services: Mains Water, Mains electric and Main Gas

Broadband: Fibre to the Cabinet Broadband Available Within This Postcode

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

runner.buddy.pies

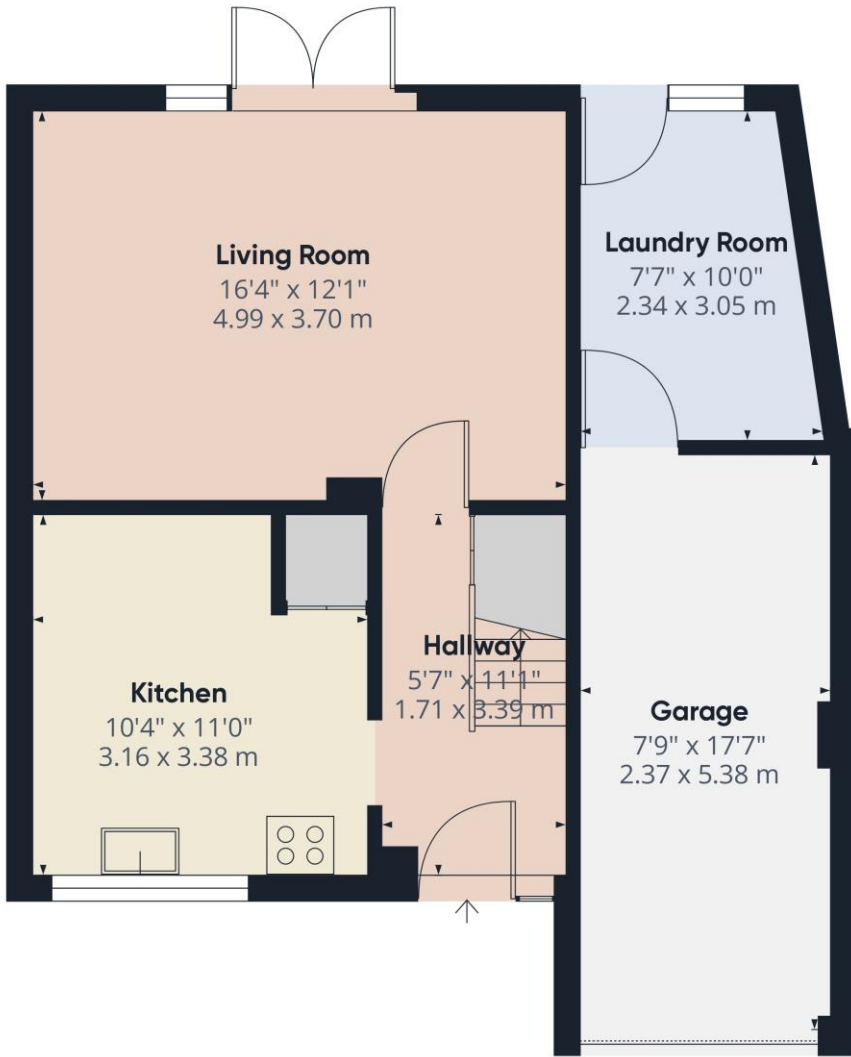


AT A GLANCE:

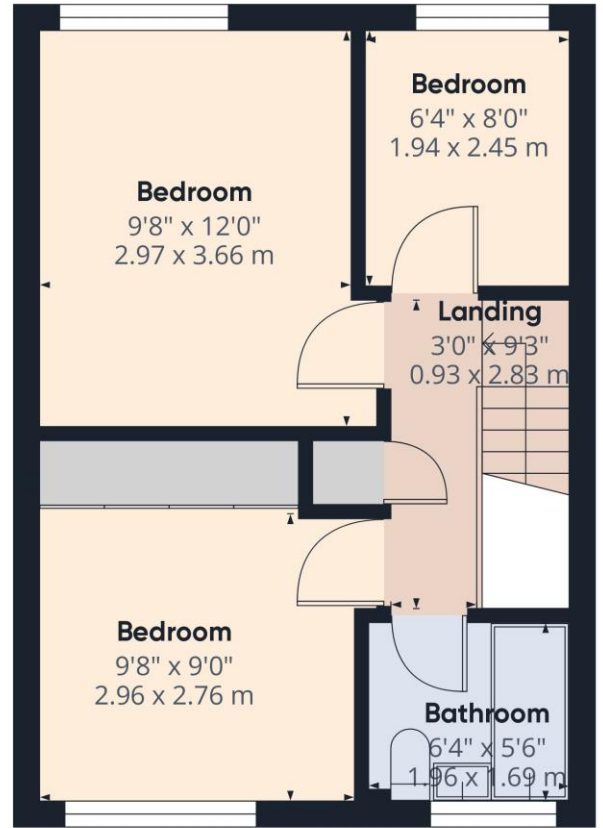
**Three Bedroom
Semi-Detached
Lounge with Garden Access
Kitchen/Diner
Front Garden
Enclosed Rear Garden
Garage
Off-Street Parking
Good Rental Potential
Close to Local Amenities**

PROPERTY INFORMATION:

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



Floor 0



Floor 1

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	88
(69-80) C	
(55-68) D	61
(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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