

Melbourne Street, Tiverton, EX16 5LA

Melbourne Street is a two-bedroom, terraced house, offering spacious living accommodation, with enclosed rear garden and conveniently located close to many local amenities. NO ONWARD CHAIN

Winkworth

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DESCRIPTION:

Melbourne Street is a spacious mid terrace house located in the popular Westexe development and just a ten-minute walk from Tiverton town centre.

You enter the front door to the generous sized sitting room; this room has a large window facing the front aspect which keeps the room light and bright and is complimented with a feature fireplace with surround. An archway leads you onto the dining room, this room benefits from a window facing the rear aspect and another feature fireplace and built in storage.

The kitchen has a number of cream wall and base units, wood effect worktops, built in oven and hob and under counter space for a washing machine and tumble dryer. The family bathroom then follows on and comprises of a white suite, WC, hand basin and shower over bath, the bathroom has 2 glazed windows facing the rear aspect.

First floor: -

Bedroom one is a good-sized double bedroom with built in storage and a large window facing the front aspect. Bedroom two is also good-sized double with built in storage and large window facing the rear aspect.

OUTSIDE:

A lean-to provides a handy sheltered area for storage, following on is the fully enclosed garden, this is laid to lawn and a great size with room for a shed and ample space for garden furniture. Between the back of the house and the garden is a right of way.

Council tax band: - B

Services: -

Gas central heating, mains gas, electric, water and drainage

Directions: -

From the Multistorey carpark, turn right at the roundabout over the bridge onto the A396, at the next roundabout turn right onto the A3126, at the mini roundabout turn left, follow the road around, turn left at Wellbrook Street and then the second right onto Melbourne Street, the property is located on the right-hand side.



AT A GLANCE:

- Modern kitchen**
- Gas central heating**
- Two double bedrooms**
- Enclosed rear garden.**
- Close to local amenities**
- NO onward chain**

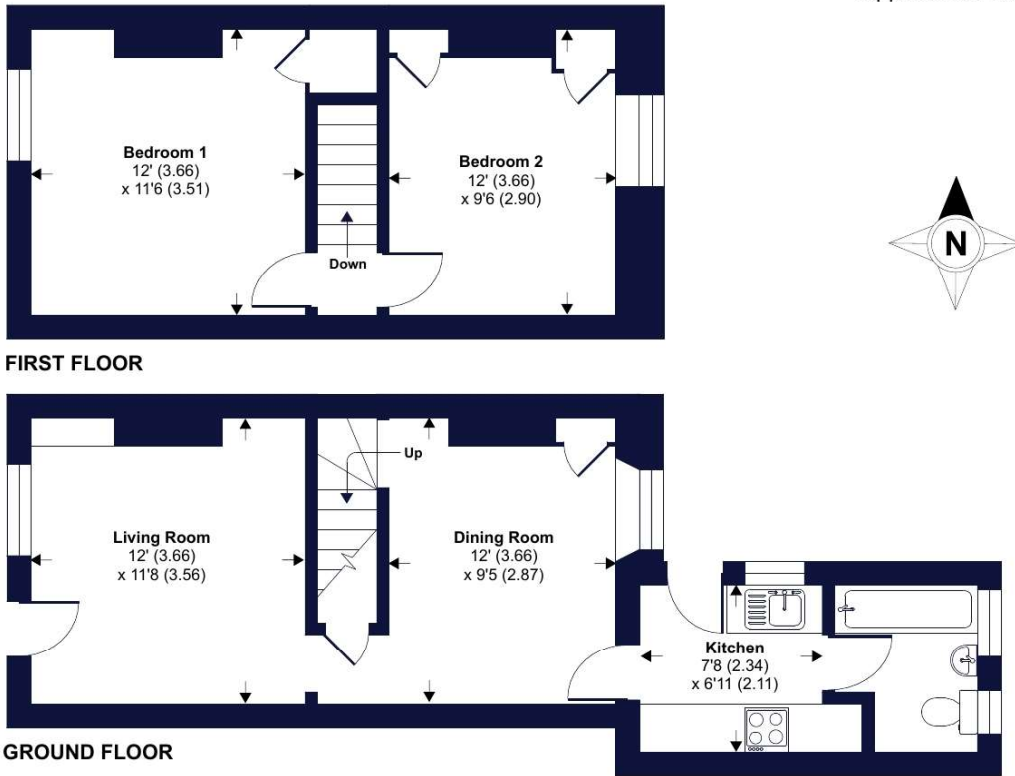
PROPERTY INFORMATION:

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

Melbourne Street, Tiverton, EX16

Approximate Area = 687 sq ft / 63.8 sq m

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: 976052



| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92+) A | |
| (81-91) B | 88 |
| (69-80) C | 72 |
| (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.



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