

Westexe South, Tiverton, EX16 5DJ

A charming 3-bedroom terraced home in Westexe, just steps from the town centre and local amenities.

Winkworth

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DESCRIPTION:

This charming 3-bedroom terraced property is located in the desirable Westexe area of Tiverton, offering easy access to the town centre and a wide range of local amenities. Perfect for families, first-time buyers, or professionals, this home blends comfort with convenience in a peaceful yet central setting.

As you step inside, you'll find a welcoming entrance hall that leads to a cozy lounge on the right. This space is ideal for relaxing with family or entertaining guests. Beyond the lounge, the heart of the home lies in the open-plan kitchen and dining area, which is thoughtfully designed to maximize both space and functionality. The kitchen offers ample storage and work surfaces, perfect for cooking up family meals, while the adjoining dining area provides the ideal setting for casual or formal dining. From here, double doors open directly onto a private, enclosed rear garden—an excellent outdoor space for children to play or for hosting summer barbecues.

The property also has an adjoining conservatory, seamlessly blending indoor comfort with outdoor views. This versatile space offers an abundance of natural light through its large, energy-efficient windows and skylights, making it perfect for relaxing, entertaining, or even working from home. For your convenience, the conservatory is equipped with multiple electric outlets strategically placed along the walls, ensuring easy access for all your power needs. Additionally, integrated USB ports are available, allowing for hassle-free charging of mobile devices, tablets, and other electronics without the need for adapters.

The ground floor also benefits from a convenient downstairs WC, making it perfect for modern living.

Upstairs, the property boasts three well-proportioned bedrooms. The master bedroom is particularly generous in size, providing a peaceful retreat at the end of the day. The two additional bedrooms offer flexibility, whether used for children, guests, or as a home office. The family bathroom serves all bedrooms and is fitted with modern amenities to meet every day needs.

This property is ideally situated for those wanting to enjoy the best of Tiverton living, with schools, shops, parks, and other facilities all within easy reach. With its fantastic location and well-thought-out living spaces, this home offers an excellent opportunity for those looking to settle in a vibrant community while enjoying the comfort of a well-presented home.

Services: Mains water, Mains electric and Main Gas

Broadband: Super-Fast Broadband Available Within This Postcode, (checked on Openreach 16/09) ADSL

Mobile Signal: You are likely to get good coverage (checked on Ofcom 16/09)

Tenure: Freehold

Directions:-

Using the what3words app search:-

doll.items.happy



AT A GLANCE:

**Terraced
Three Bedrooms
Kitchen/Diner
Downstairs WC
Enclosed Garden
Generous Sized Master bedroom
Disability Modifications
Close to Town Centre**

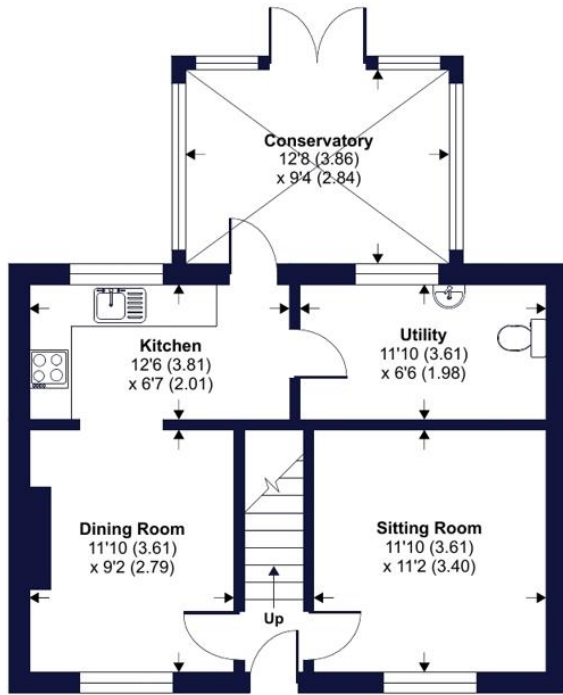
PROPERTY INFORMATION:

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

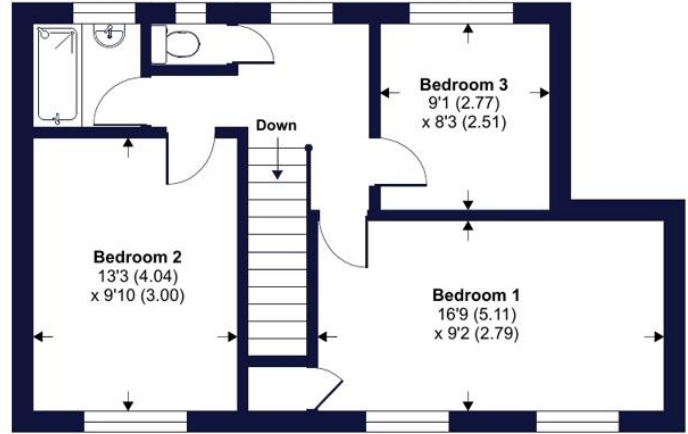
Westexe South, Tiverton, Devon, EX16

Approximate Area = 1107 sq ft / 102.8 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 2024. Produced for Winkworth. REF: 1190277



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(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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