



4 Lilac Terrace



Tiverton Town Centre, M5 (J27)/Tiverton Parkway Station 7 miles, Exeter 16 miles.

A charming terraced cottage with an enclosed garden, close to the town centre.

- Close to Town Centre
- 2 Double Bedrooms
- Well Presented
- Open Plan Living Space
- Private Location
- Enclosed Garden
- Current Rental Income
- Ideal First Time Buy or Buy To Let

Guide Price £175,000



SITUATION

The property is situated only a short walk from the centre of this popular market town.

Tiverton offers a wide range of amenities including both private and state schooling, a leisure centre, hospital, banks, building societies and shops and supermarkets catering for a variety of needs.

There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

DESCRIPTION

4 Lilac Terrace is a charming cottage which has recently been redecorated and offers plenty of living space. The property benefits from two double bedrooms and an enclosed rear garden.

With a current rental income of £7800 pa, this property is ideal as a buy to let or as a first home.

ACCOMMODATION

The entrance halls has a useful under stairs storage cupboard, and leads in to the open plan sitting/dining room with a feature fireplace and ample space for a dining table. An archway leads into the kitchen, which has space for an oven with extractor hood over, and space and plumbing for a washing machine. There is also a door leading out to the rear garden.

Stairs lead to the first floor, where there is a double bedroom overlooking the front of the property. Also on the first floor is the family bathroom, fitted with a corner bath with shower over, pedestal

wash basin and WC, as well as a useful storage cupboard.

There is a further large double bedroom on the second floor, with a window to the front and access to eaves storage,

OUTSIDE

The property is access via a pedestrian path from Barrington Street. To the front is a good sized gated courtyard.

In the rear garden, steps lead up to an area of lawn alongside a paved path leading to a patio.

SERVICES

All mains services are connected. Gas central heating.

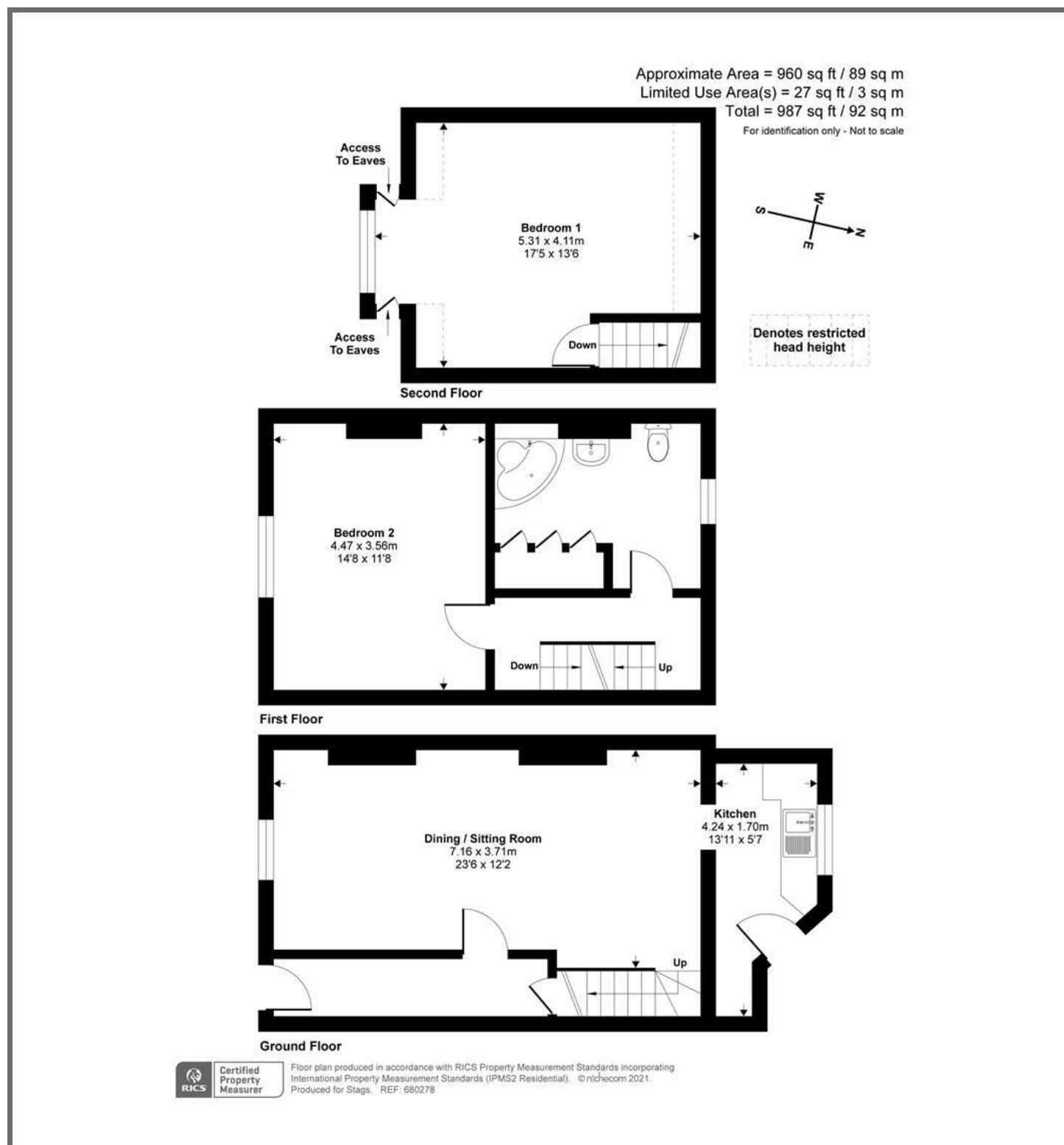
VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

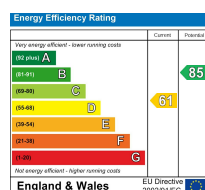
From Stags Tiverton office, turn right and continue up Bampton Street. At the top of the street, turn right and then take the next left onto Barrington Street. After approximately 80 metres, turn left into Martins Lane and follow this path to Lilac Terrace.





These particulars are a guide only and should not be relied upon for any purpose.

19 Bampton Street, Tiverton, Devon, EX16 6AA



01884 235705
 tiverton@stags.co.uk

stags.co.uk