



12 Whitebrook Terrace



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Holcombe Rogus, Wellington, TA21 0PY

Wellington 7 Miles | M5 Junction 27/Tiverton Parkway 3 Miles | Tiverton 9 Miles

A well presented and maintained home, superbly located within this popular and convenient village giving close access to M5 and Tiverton Parkway Station.

- Well Presented Terraced House
- Large Lounge/Dining Room
- Large Gardens
- LPG Central Heating and Double Glazing
- Council Tax Band B
- 3 Bedrooms
- Fitted Kitchen and Separate Utility
- Backing onto Fields
- M5 J27 and Tiverton Parkway 3 Miles
- Freehold

Guide Price £290,000

DESCRIPTION

A well presented and maintained terraced house with spacious accommodation, benefitting from a large lounge/dining room, modern fitted kitchen and separate utility room. On the first floor are three bedrooms and a modern bathroom suite.

The rear garden is a particular feature, being larger than average, well maintained and backing onto fields. The garden is mainly laid to lawn with several areas to sit out, providing the perfect spaces for entertaining or alfresco dining.

Situated on the edge of Holcombe Rogus, a village benefitting from a vibrant community and offering a primary school, church, public house, garage and village hall. The village is also in the Uffculme school catchment area. Wellington is 7 miles, Tiverton 9 miles and Junction 27 M5 and Tiverton Parkway 3 miles.

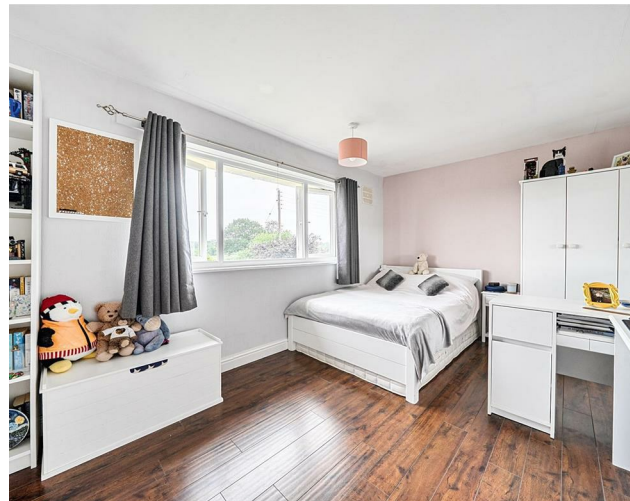
SERVICES

Mains Electricity, Water and Drainage. Gas Central Heating.
Ofcom predicted broadband services – Standard & Superfast broadband available.
Ofcom predicted mobile coverage: Internal - Three (variable). External - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council.

DIRECTIONS

What3Words: ///mural.ventures.finds

Google Drop Pin: <https://maps.app.goo.gl/p5Meq6ArqswJP9187>





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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