

75A High Street

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Halberton, Tiverton, EX16 7AG

Tiverton 3 Miles | M5 (J27)/Tiverton Parkway 3 Miles | Exeter 18 Miles

An attractive end of terrace period cottage with garage, large separate garden and a convenient location with no onward chain.

- End of Terrace Period Cottage
- Fitted Kitchen/Breakfast Room
- Utility & WC
- Seperate Enclosed Garden
- Council Tax Band C
- 3 Bedrooms
- Lounge
- Garage
- No Chain
- Freehold

Guide Price £285,000

DESCRIPTION
This spacious period cottage offers well laid out accommodation with no onward chain. Benefitting from recently fitted new carpets and floor coverings, the kitchen features a new integral oven and hob with the advantage of a separate utility and downstairs WC. On the first floor are three bedrooms and family bathroom.

Outside a single garage provides parking and potential storage. A large garden lies separate from the house and is enclosed by fencing and mainly laid to lawn. A further store is opposite the house at the entrance.

The property lies close to the village centre with walking access to the amenities including primary school, village hall, farm shop, church and pub. Tiverton and the M5 J27/ Tiverton Parkway Station are just 3 miles.

SERVICES
Mains electricity, drainage and water. Oil Fired central heating.
Ofcom predicted broadband services – Standard & Superfast broadband available.
Ofcom predicted mobile coverage: External - EE, Three, Vodafone and O2.
Local Authority: Mid Devon Council. Halberton conservation area.

DIRECTIONS
What3Words: ///configure.vine.could
Google Drop Pin: https://maps.app.goo.gl/mefquSnxnARu9ffJ9



















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.



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