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3 Redlands



Tiverton 0.5 miles. M5 motorway (J27) / Tiverton Parkway Station 7 miles.

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**A surprisingly spacious 5/6 bedroom Victorian town house located a short walk from Tiverton.**

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- Close to Blundells School
- 5/6 Bedrooms
- Kitchen/Breakfast Room
- Living & Dining Room
- Utility & Conservatory
- Courtyard Garden
- Parking

**Guide price £295,000**



### SITUATION

Located about half a mile from the town centre on a level walk, Tiverton itself offers a large range of shopping and recreational facilities together with easy access to the North Devon link road on the northern outskirts of the town which provides dual carriageway access to the M5 motorway and adjoining Tiverton Parkway mainline railway station at Sampford Peverell which also providing good communication to both Exeter and Taunton.

### DESCRIPTION

A spacious Victorian house easily located to bus routes and from the local supermarket. The property consists of a living room as well as separate dining room, fitted kitchen, 6 bedrooms, utility, conservatory, bathroom and cloakroom. Outside there is a courtyard garden and parking.

### ACCOMMODATION

Wooden front door leading to porch with built in storage cupboards and door in to spacious hallway with stairs rising, under stairs cupboard. Living room with bay window and gas fire with stone fireplace. Dining room with gas coal effect fire and serving hatch. Kitchen/breakfast room with a range of wooden fronted wall, base and drawer units with marble effect worktop, breakfast bar, sink unit, large Stove oven, space for

fridge/freezer and walk in larder. Utility with base units, sink unit, space and plumbing for washing machine and door to airing cupboard housing the gas fired boiler. Cloakroom with WC, wash hand basin and tiled throughout. On the first floor are 4 bedrooms; one single and three doubles, one with walk in shower room, the family bathroom comprising of bath with shower over, wash hand basin, WC and electric fan heater. WC with wash hand basin. On the second floor is a spacious landing with loft hatch and another 2 double bedrooms.

### OUTSIDE

To the front is a lawn area with flower beds and steps leading to the front door. To the rear is a courtyard garden with parking space for 2 cars and a useful lean to which is an ideal space for growing plants or for storage.

### VIEWING

Strictly by appointment via the agents, Stags, on 01884 235705.

### DIRECTIONS

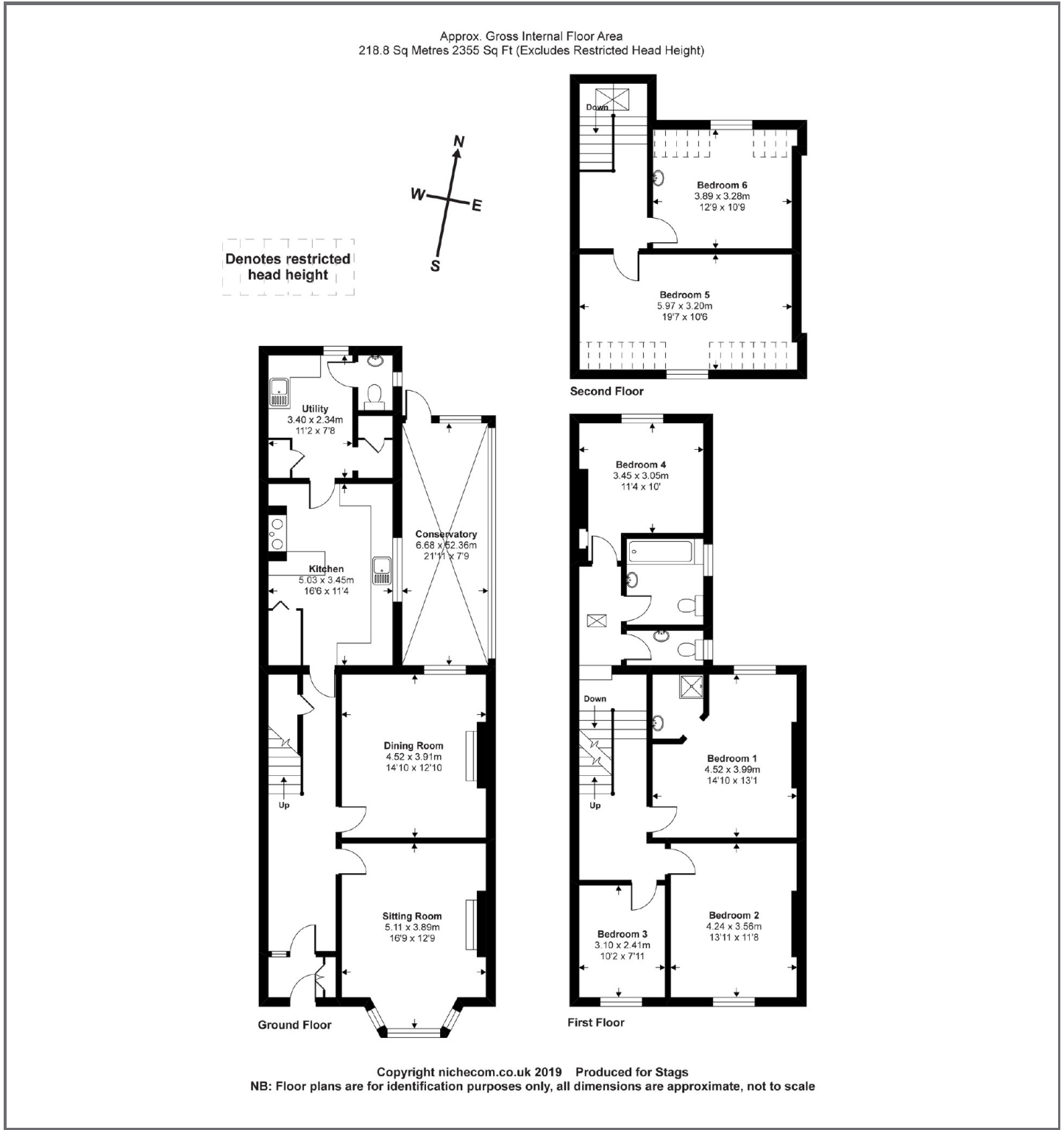
From Tiverton town centre, turn left onto the Great Western Way and at the next roundabout, proceed towards Halberton along Blundells Road. The property will be found after a short distance on the left hand side.

### SERVICES

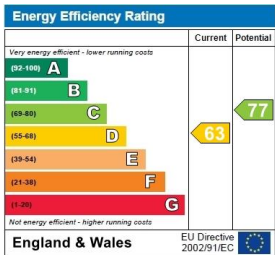
Mains electric, gas, water/drainage.







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



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