

2 Cox's Court, Tiverton , Devon EX16 6AW  
Guide Price £191,100

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A two bedroom house close to the town centre with allocated parking for 1 car and use of a small communal garden.

#### Description

As you step through the front door, you're greeted by a generous entrance hall that offers plenty of room for shoes and coats. At the rear, you'll discover a convenient cloakroom complete with a WC and hand basin.

To the right of the hall, a door opens into the inviting open-plan living area. The spacious living room seamlessly transitions into a dining area that comfortably accommodates a four-seat dining table and chairs. Adjacent to this, you'll find a modern kitchen featuring an array of wall and base units, providing ample storage space for all your culinary needs.

Moving to the first floor, you'll encounter two well-proportioned double bedrooms alongside a spacious family bathroom.

Outside, there's a designated parking space for one car, adding to the convenience of this lovely home.

#### Services, Council Tax & Tenure

Leasehold - 999 years from September 2021

All Mains Connected

Council Tax Band - A

Ofcom Approx Broadband Speeds: Standard 18 Mbps Ultrafast 900 Mbps

Ofcom Approx Mobile Signal: O2, Vodafone - Likely

EE, Three - Limited

#### Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.


#### Sales Enquiries

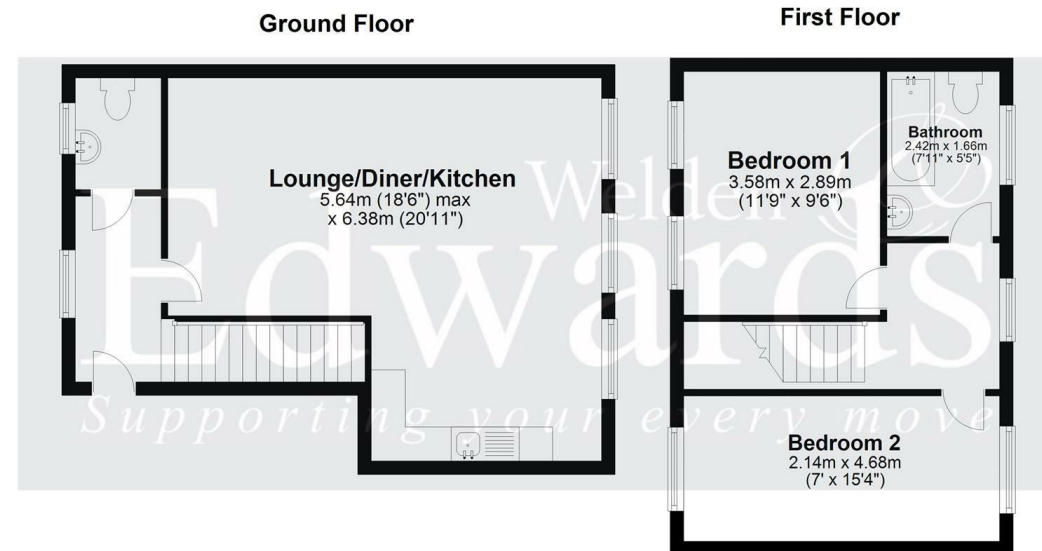
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

#### Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

- Two Double Bedrooms
- Spacious Open Plan Accommodation
- Modern Fitted Kitchen
- Off Road Parking For One Car
- Town Centre Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.

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