



Winkworth
FOR SALE
01884 675 675

ALLOTMENT APPROACH, TIVERTON, DEVON, EX16 5FL

Winkworth



Investment buyers only. This fabulous two bedroom Coach House is situated at the end of a very smart development on the outskirts of Tiverton.

This impressive and spacious two bedroom Coach House is situated in the sought after area of Rackenford Meadow. This is a larger than usual Coach House and offers great versatile living space.

Ground floor:

When entering the property there is a small hallway with stairs leading up to the first floor and a door on the right hand side leading into the garage. The garage has additional storage space to the rear.

First floor:

The open plan kitchen/dining/sitting room is a very generous size. With dual aspect windows allowing in plenty of natural light and wood effect vinyl throughout.

The modern fitted kitchen has high gloss cream wall and base units, with wood effect worktops. Integrated fridge/freezer, washing machine and dishwasher.

The dining area has ample space for a dining table and chairs, the perfect space for hosting friends and family. The sitting room is a relaxing space and well-lit with natural light, and plenty of room for furniture.

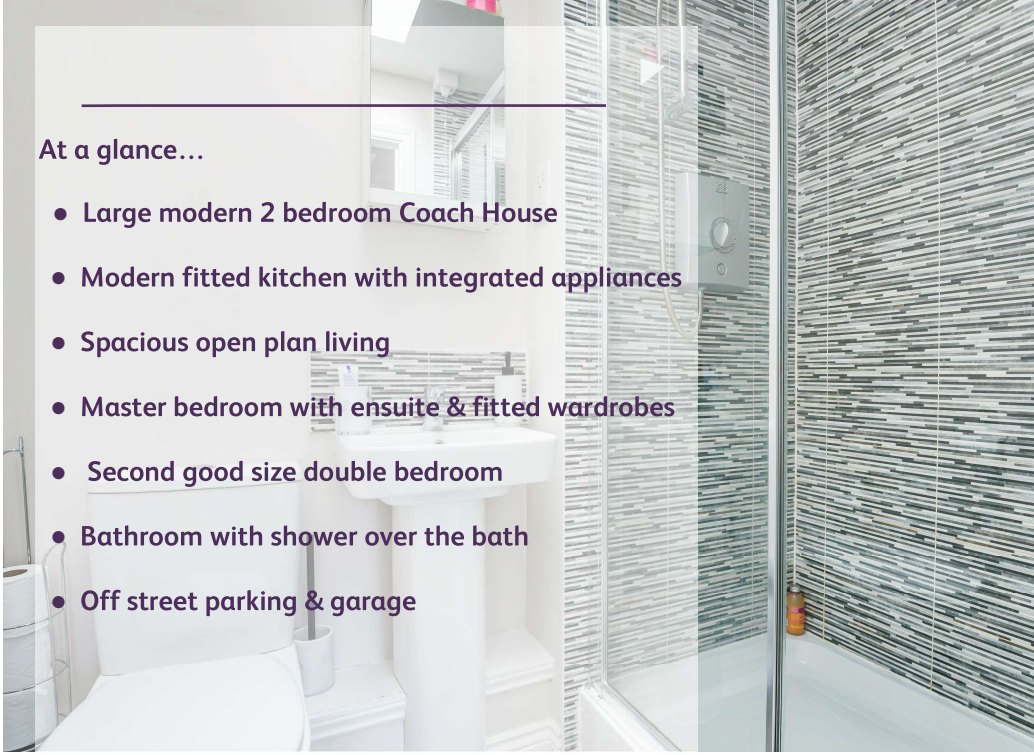
The spacious master bedroom has built in mirrored wardrobes, and ensuite shower room.

The second bedroom is a good size double with ample room for wardrobes and additional storage.

The modern family bathroom has a white suite with shower over bath, heated towel rail, grey tiles and vinyl flooring..

At a glance...

- Large modern 2 bedroom Coach House
- Modern fitted kitchen with integrated appliances
- Spacious open plan living
- Master bedroom with ensuite & fitted wardrobes
- Second good size double bedroom
- Bathroom with shower over the bath
- Off street parking & garage



Outside:

The property has a garage and off street parking. Tiverton has an excellent range of retail shops, good educational and recreational facilities, excellent communication links nationwide and easy access to the larger centres of Exeter and Taunton as well as the North and South Devon coastlines.

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Tiverton office

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winkworth.co.uk/tiverton

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Vary energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 82 | 82 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |



See things differently.