

16 Belmont Road

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Tiverton, EX16 6AR

Tiverton Town Centre 1 Mile | M5 (J27)/ Tiverton Parkway 7.5 miles | Exeter 15 miles | Taunton 20 miles

A charming two-bedroom home, set in a convenient location with off street parking, offered to the market with no onward chain.

- Charming Cottage
- Two Bedrooms
- Off Street Parking
- Investment Opportunity
- Council Tax Band B
- No Onward Chain
- Two Reception Rooms
- Convenient Location
- Superb Transport Links
- Freehold

Guide Price £195,000

DESCRIPTION
16 Belmont Road is a delightful two-bedroom cottage set in a popular area just a short walk from the town centre. The town offers a wide range of amenities including a leisure centre, hospital, banks, building societys, shops and supermarkets catering for a variety of needs. There are schools for all ages in Tiverton.

Within easy access from Tiverton is the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

The property consists of a good-sized sitting room with a log burner, separate dining room, a generous kitchen/breakfast room and downstairs W/C. Upstairs are two double bedrooms both served by a family bathroom. The property benefits from off street parking to the front as well as both front and rear gardens bordered by mature plants and shrubbery.

INVESTMENT OPPORTUNITY
For knowledgeable advice on buy-to-let investments, please contact our Lettings department on 01884 232872.

SERVICES
Mains electricity, water, gas and drainage. Gas Central Heating.
Ofcom predicted broadband services in the area - Standard & Ultrafast
Ofcom predicted mobile coverage for voice and data in the area: Internal – EE & O2 (variable), Vodafone. External – EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council. Tiverton conservation area.

DIRECTIONS
What3Words: ///offer.raves.record
Google Drop Pin: https://maps.app.goo.gl/xxDa2QjeHYwEQkoz9















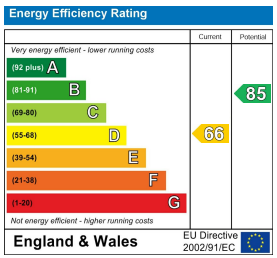




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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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