



**31 Perreyman Square, Tiverton, EX16 6GY**  
**Asking Price £225,000**

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Situated within the popular Perreyman Square development, close to the centre of town is this charming two-bedroom home offering spacious accommodation. Featuring an enclosed rear garden and allocated parking. A practical and well-presented property, ideal for modern living.

Description

Stepping into this charming property, you are welcomed by a central entrance hallway providing access to the accommodation and setting the tone for this well-presented home.

To the right is a convenient downstairs cloakroom, a practical addition that enhances the functionality and versatility of the property. Opposite, the well-proportioned kitchen is thoughtfully designed to maximise both storage and workspace. There is an excellent range of wall-mounted and under-counter cabinetry, complemented by generous worktop space. The kitchen also benefits from space for a good-sized fridge freezer, plumbing for a washing machine, an integrated cooker, gas hob and extractor.

Continuing through the property, you arrive at the spacious lounge/diner, an inviting and versatile room ideally suited to both relaxing and entertaining. French doors provide a seamless connection between the indoors and garden, while allowing an abundance of natural light to flood the room. This bright and welcoming space is undoubtedly the heart of the home and provides a wonderful setting for everyday living.

Ascending to the first floor, the property offers two generously proportioned double bedrooms. Bedroom two benefits from integrated storage, providing a practical solution for keeping bedroom essentials neatly organised while making the most of the available floor space. The generous primary bedroom offers ample room for a range of bedroom furniture, creating a comfortable and relaxing retreat.

Externally, the fully enclosed rear garden provides a private and secure outdoor space, with a charming tiered layout to the back of the garden adding character and creating distinct areas to enjoy. The garden offers an excellent opportunity for those with a passion for gardening, while also providing a pleasant space for outdoor relaxation.

A particularly useful feature is the large rear gate, which provides direct access to the road. This offers excellent practicality, allowing garden equipment and other larger items to be brought in and out without needing to pass through the home.

The property further benefits from an allocated parking space, conveniently positioned just a short distance from the house, completing this appealing and practical home.

Services & Council Tax

All Mains Connected  
Freehold  
Council Tax Band - B

Ofcom Broadband Speeds: Ultrafast  
Ofcom Mobile Signal: Vodafone, Three & EE - Likely O2 - Limited

Annual Service Charge Approx: £391.97

Tiverton

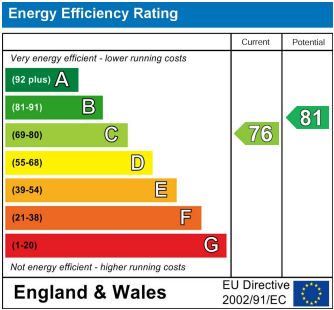
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.

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.



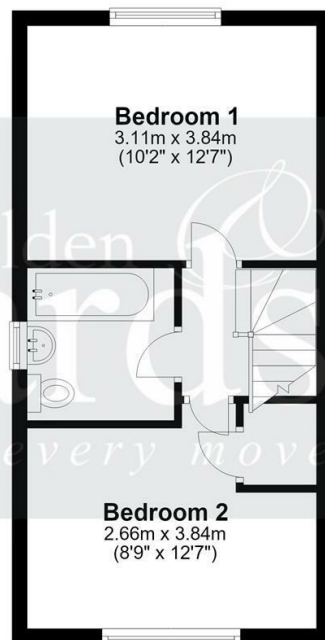
### Ground Floor

Approx. 30.4 sq. metres (327.2 sq. feet)



### First Floor

Approx. 30.6 sq. metres (329.6 sq. feet)



Total area: approx. 61.0 sq. metres (656.8 sq. feet)

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



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