



19 Marguerite Road, Tiverton, EX16 6TD
Asking Price £485,000

NO ONWARD CHAIN - OWNER MOVING ABROAD!!! Nestled in a sought-after area of Tiverton, this immaculately presented detached home boasts five spacious bedrooms, a modern kitchen, inviting lounge and dining room, as well as a garden with three sunny patio areas and convenient garage with driveway parking.



Description

NO ONWARD CHAIN!

Approaching this stunning property, you are immediately captivated by the meticulously maintained front garden, which enhances the curb appeal.

Stepping through the front door into the entrance hall, you are greeted by a convenient cloakroom to the left, complete with a WC and hand basin. To the right, the elegant lounge beckons with its bay window, bathing the room in natural light. An inviting archway leads into the dining room, a spacious area with patio doors opening up to the picturesque rear garden. Continuing through the dining room, you enter the impressive kitchen/diner, featuring a range of modern wall and base units, a built-in double oven, gas hob, as well as plumbing for a dishwasher and washing machine. An expansive pantry cupboard and ample space for a dining table add to the functionality of this inviting space. A doorway leads to the garage for added convenience.

Ascending to the first floor, a spacious landing area guides you to all the rooms. To the left, two double bedrooms await. Bedroom One offers a generous size and includes built-in wardrobes, with the added luxury of a walk-in shower room equipped with a shower cubicle, WC, and hand basin. Opposite is Bedroom Three, another sizable double bedroom with additional storage space.

On the right side of the landing, three more bedrooms await, two of which are spacious doubles, while the third is a comfortable single room. A family bathroom with a bath and shower over, WC, and hand basin completes this level.

The fully enclosed rear garden is a delightful oasis, featuring a pond, a lush lawn and mature shrubs bordering the space. Stepping stones lead to a charming patio area, perfect for outdoor dining. A separate patio to the side of the property houses a shed and provides ample space for additional storage.

At the front of the property, a garage with an electric roller door and driveway parking for 2 cars offer convenience and practicality.

Council Tax, Tenure & Services

Council Tax Band - D

Freehold

All Mains Services Connected

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.

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.

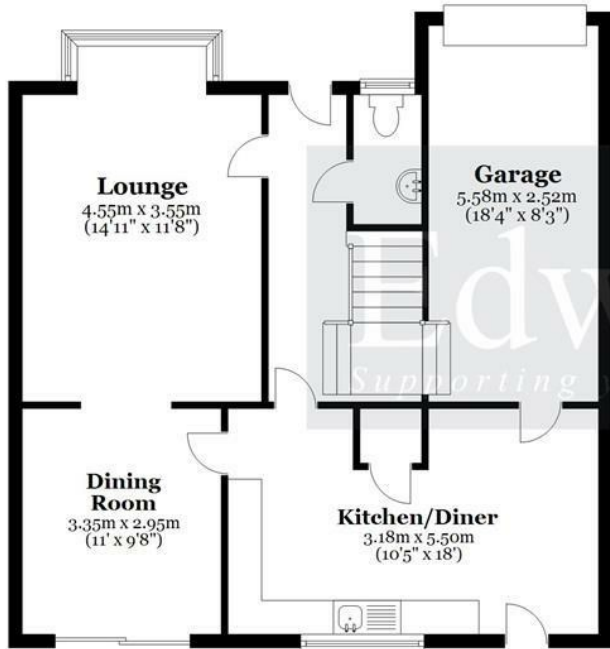




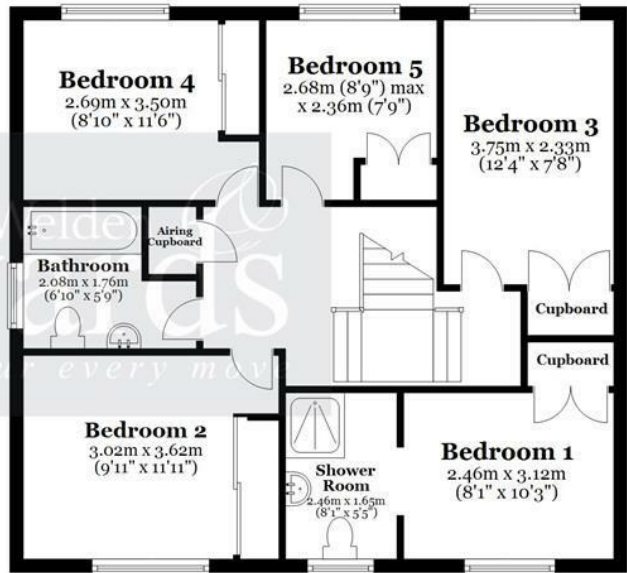


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

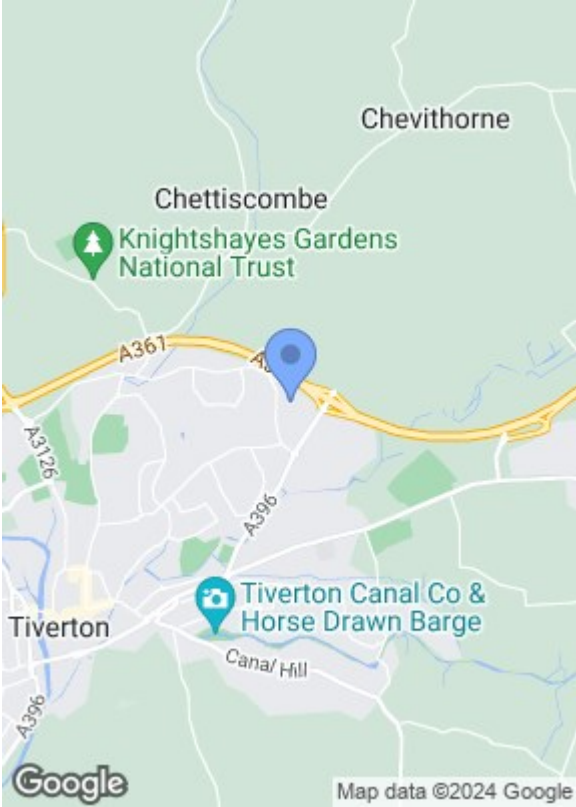
Ground Floor



First Floor



Total area: approx. 139.2 sq. metres (1498.8 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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