



Par Drive, Tiverton EX16 4FJ

welcome to

Par Drive, Tiverton

Call Fox & Sons today to arrange to view this fabulous semi detached family home located in a Cul De Sac position. In brief this property offers four double bedrooms, two bathrooms, a good size lounge & sociable kitchen/diner. Off road parking and rear enclosed garden.

Description

GUIDE PRICE £350,000 - £360,000. Located on the outskirts of Tiverton, tucked away in a cul de sac position is this fantastic four double bedroom family home built by David Wilson Homes. This stylish modern family home offers spacious accommodation throughout and is one not to be missed!

On opening the door you will find an entrance hall which provides access to all rooms. The front aspect lounge is cosy and has a bay window which creates lots of natural light. The fantastic Kitchen/Diner is the heart of the home being a sociable space for the whole family and has patio doors leading out to the rear enclosed garden. Completing the ground floor is a cloakroom. Stairs lead to the first floor where there are three double bedrooms serviced by a modern family bathroom. The Master bedroom can be found on the top floor, this is a great size with an en-suite shower room and benefits from storage in the eaves.

Externally there is a larger than average rear enclosed garden which has been landscaped to offer a wonderful family play area, lawns and a terrace, perfect for family barbecues and outdoor entertaining. A timber shed is situated to the side along with a gate for access and the property benefits from allocated parking to the front. The property is located in close proximity to Tiverton Golf Course, just off Post Hill. Blundell's School is also close by as well as excellent Road Links.

Entrance Hall

UPVC front door. Doors to all rooms, under stairs cupboard, stairs to first floor.

Cloakroom

Double glazed window to side. Wash hand basin, WC, radiator.

Lounge

16' 1" Max x 10' 9" (4.90m Max x 3.28m)

Double glazed bay window to front. television point, radiator.

Kitchen/diner

18' 5" x 12' (5.61m x 3.66m)

Double glazed to rear. The modern kitchen has a range of wall and base units with wood effect work surfaces over, stainless steel sink and drainer, tiled splash back, integrated appliances including electric oven and five ring gas hob with extractor fan, fridge/freezer, dishwasher and washing machine, television point, wall hung boiler, space for dining table and chairs, patio doors to rear garden.





First Floor Landing

Double glazed window with obscured glass to side. Doors to all rooms, stairs to second floor.

Bedroom Two

17' 6" x 9' 1" Max (5.33m x 2.77m Max)
Double glazed window to rear. Radiator.

Bedroom Three

12' x 9' (3.66m x 2.74m)
Double glazed window to rear. Radiator.

Bedroom Four

9' 6" x 10' 11" (2.90m x 3.33m)
Double glazed window to front. Radiator.

Family Bathroom

Double glazed window to front. Wash hand basin, WC, bath with shower over, heated towel rail, part tiled, extractor fan.

Second Floor Landing

Double glazed window with obscured glass to the side.

Master Bedroom

19' 5" x 10' 10" (5.92m x 3.30m)
Double glazed keylite Velux window to rear, Dorma window to front. Radiator, loft access, door to en-suite.

En-Suite

Double glazed keylite Velex window to rear. Wash hand basin, WC, shower cubicle with electric shower, heated towel rail, shaver point, extractor fan, part tiled.

Rear Garden

The rear enclosed garden is laid mainly to artificial lawn on two tiers with a patio area and garden shed.

Parking

The property benefits from two allocated parking spaces.

Services

Mains electric, gas, water and drainage.

Council Tax Band D

Estate Maintenance Charge

Will be approx £180.00 per annum

Location Office Hours



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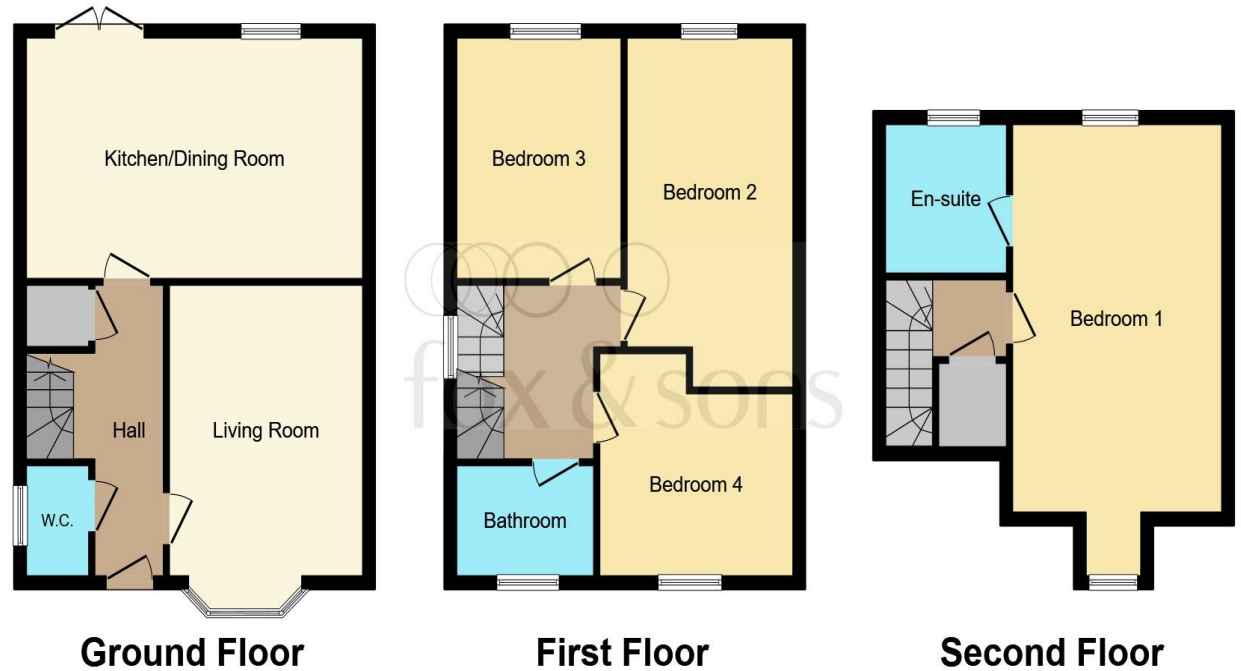
Par Drive, Tiverton

- £350,000 - £360,000 GUIDE PRICE
- Landscaped Garden with Side Access
- Allocated Parking
- Spacious Kitchen/Diner
- Council Tax Band D

Tenure: Freehold EPC Rating: B

guide price

£350,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
TVT104542 - 0010

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