



Rosse Road, Tiverton EX16 6JX



welcome to

Rosse Road, Tiverton

CALL Fox & Sons today to secure a viewing of this delightful semi detached bungalow located in the popular area of Pinnex Moor. In brief there are two double bedrooms, a fitted kitchen, shower room and spacious lounge. front & rear gardens. Garage and parking.

Description

Viewing is advised of this great semi-detached two bedroom bungalow which has planning permission granted to extend. On approaching the property is a lawn area and driveway leading to the garage. There is a handy porch which provides access into the property. Where you are greeted by a spacious hallway with doors to all rooms. The kitchen is front facing and would benefit from modernisation. The spacious lounge is also front facing and boasts a large picture window making this a light and bright room. There are two double bedrooms which are well presented these are serviced by a modern shower room. Completing the accommodation is a conservatory. Externally there is a rear enclosed garden which is predominately laid to lawn with mature shrubs. There is a door providing access to the garage.

This property has planning permission granted to extend and create a superb open plan living space. This would involve re designing the current layout of the bungalow, making the current lounge and kitchen two bedrooms. Moving the kitchen and lounge to the rear of the property creating a very spacious and sociable family room. There is a further application to extend upwards adding a dormer to the bungalow these plans create a large double room with an en-suite shower room. These are two separate applications so any prospective purchaser could do one or both extensions if chosen to. For more information or to view the plans please contact Fox & Sons estate agents.

Entrance Porch

UPVC front door. Windows to side, door into hallway.

Entrance Hall

Two storage cupboards, one housing the central heating boiler.

Kitchen

8' 4" Max x 9' 3" Max (2.54m Max x 2.82m Max)
Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, stainless steel sink and drainer, tiled splash back, four burner gas hob, eye level cooker, space for fridge/freezer, space and plumbing for washing machine, radiator.

Lounge

10' 8" x 15' 10" (3.25m x 4.83m)
Large double-glazed window to front, radiator.





Shower Room

Double glazed window to side. Wash hand basin, WC, shower cubicle, built in storage, spotlights, extractor fan, radiator.

Bedroom One

12' 8" x 10' 8" (3.86m x 3.25m)
Double glazed window to rear.

Bedroom Two

13' 2" x 7' 10" (4.01m x 2.39m)
Double glazed window to rear. Door and window to side, radiator.

Conservatory

6' 4" x 8' 10" (1.93m x 2.69m)
Full glass conservatory with door to rear garden.

Garage

Double glazed window to rear. Up and over door there is also power and lighting with a door to the rear garden.

Front Garden

The front garden is laid to lawn with nature boarders and outside tap.

Rear Garden

The rear enclosed garden has lawn and patio areas, mature shrubs and trees, door into the garage.

Parking

Off road parking for three to four cars.

Services

Mains electric, gas, water and drainage.

Council Tax Band C

Location

Situated within the popular Moorhayes park area within close proximity to Tesco Express, daycare nursery and Moorhayes community centre. Local primary and secondary schools are also in close proximity. Tiverton is a thriving market town with an excellent range of educational facilities and shops. Tiverton has good road links with easy access to Junction 27 off the M5 motorway and adjacent mainline station (Paddington in about two hours).

Office Hours

Monday - Friday 9am- 6pm
Saturday- 9am- 4pm
Sundays - Closed

Agents Note

Agents note:

Please ask the agent to see the A3 we hold in our office on the plans. More information on the rear extension can be found on the mid Devon planning portal under reference 22/01488/HOUSE.

The plans to add a Dorma are under a Certificate of Lawfulness and can be viewed on the mid Devon site under reference 22/00815/CLP



view this property online fox-and-sons.co.uk/Property/TVT104871



welcome to

Rosse Road, Tiverton

- Semi Detached Bungalow
- Two Double Bedrooms
- Kitchen
- Spacious Lounge
- Council Tax Band C

Tenure: Freehold EPC Rating: D

guide price

£250,000



Total floor area 79.5 sq.m. (855 sq.ft.) approx

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:
TVT104871 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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