



Cotley Brook, TIVERTON EX16 5BR

welcome to

Cotley Brook, TIVERTON

Offering spacious accommodation throughout is this superb four bedroom family home. In brief there is a Kitchen/breakfast room, utility & cloakroom. Spacious Lounge & Conservatory. Rear enclosed garden with outside bar & storage shed and Off Road Parking. Offered to the market with NO ONWARD CHAIN.

Description

Located within a favoured area of Tiverton is this well presented family home. On opening the front door is an inviting hall way which leads to all rooms. There is a well equipped Kitchen which is rear aspect and has space for a dining table. There is a light and bright lounge which is dual aspect with an electric fire being the focal point of this room. Accessed from the lounge is a conservatory which over looks the garden. Completing the ground floor is a utility room & cloakroom. Upstairs there are three double bedrooms and a single. The master bedroom is dual aspect and benefits from an en-suite shower room. Completing the first floor is a family bathroom. This property benefits from plenty of built in storage, double glazing and gas central heating.

Externally there is a private rear enclosed garden which is easy to maintain. There is a superb outside bar which could be used for a multitude of uses. As well as a useful storage shed. To the front of the property is off road parking for two cars. This property is offered to the market with no onward chain. Viewings are highly advised to appreciate all this lovely home has to offer!

Entrance Hall

Door to front. Stairs to first floor, radiator.

Cloakroom

Window to front. Wash hand basin, WC, radiator.

Lounge

15' 3" x 14' 10" (4.65m x 4.52m)

Window to front and rear. Fire surround with electric fire, television point, under stairs cupboard, radiator, sliding doors which lead out into the conservatory.

Kitchen/diner

23' 10" Max x 7' 11" (7.26m Max x 2.41m)

Two double glazed windows to the rear The kitchen has a range of wall and base units with work surfaces over, One and a half bowl sink and drainer, tiled splash back, integrated appliances including double oven, five ring gas burner with extractor fan, fridge/freezer and dishwasher, spot lights, radiator, space for dining and chairs, door to garden.

Utility

6' x 6' 1" (1.83m x 1.85m)

Double glazed window to side. Space for washing machine, tumble dryer and fridge/freezer, wall mounted gas boiler.

Conservatory

15' 6" Max x 7' 10" Max (4.72m Max x 2.39m Max)

UPVC, partially bricked, power and lighting, television point, radiator, door to garden.





Landing

Double glazed window to front. Stairs from ground floor, over stairs cupboard and double cupboard, loft access, spot lights, doors to all rooms.

Bedroom One

13' 1" Max x 8' 1" Max (3.99m Max x 2.46m Max)
Double glazed window to rear and side. Telephone point, spot lights, door to en-suite.

En- Suite

Double glazed window to side. Wash hand basin, WC, shower cubicle, tiled splash back, extractor fan, heated towel rail.

Bedroom Two

13' 1" Max x 8' 4" (3.99m Max x 2.54m)
Double glazed window to rear. Television and telephone, fitted wardrobes, radiator.

Bedroom Three

12' x 8' 5" (3.66m x 2.57m)
Double glazed window to rear. Television point, radiator.

Bedroom Four

9' 10" Max x 6' 3" (3.00m Max x 1.91m)
Double glazed window to front. Television point, radiator.

Bathroom

Double glazed window to front. The bathroom has a modern suite comprising of a wash hand basin, WC, bath with electric shower over, tiled splash back, heated towel rail, spot lights, extractor fan.

Front Garden

To the front of the property there is a small chipped area.

Rear Garden

The rear enclosed garden is a great out door space and low maintenance with decking, outside bar, shed and chipping's with stepping stones.

Parking

There is off road parking for two cars to the front of the property.

Services

Mains electric, gas, water and drainage.

Council Tax Band C

Location

Situated in the Westexe area close to amenities, St Johns Primary School, Heathcoat Primary School and Tiverton High School are all within walking distance. Westexe recreation ground is also close by. 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



view this property online fox-and-sons.co.uk/Property/TVT104134



welcome to

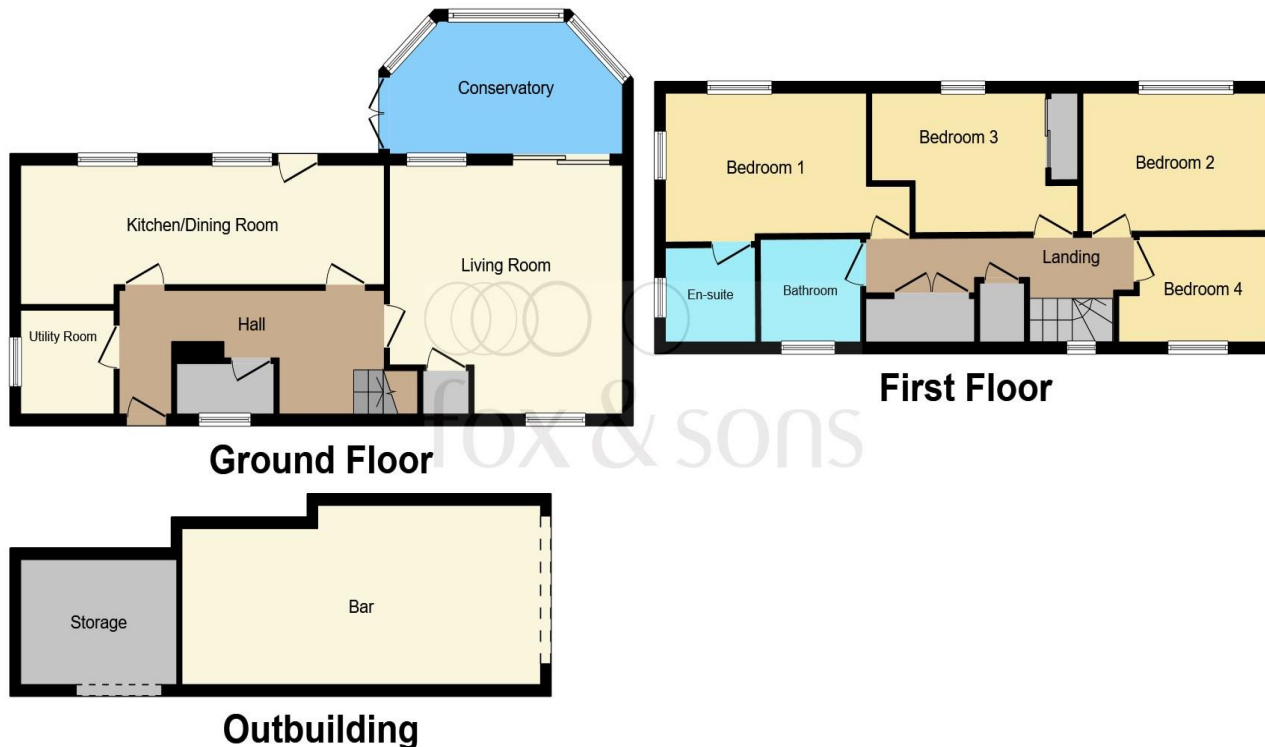
Cotley Brook, TIVERTON

- NO ONWARD CHAIN
- End of Terrace Four Bedroom Home
- Kitchen/Diner, Utility & Cloakroom
- Spacious Lounge with Electric Fire
- Conservatory

Tenure: Freehold EPC Rating: C

guide price

£310,000



Total floor area 147.4 sq.m. (1,586 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.

view this property online fox-and-sons.co.uk/Property/TVT104134



Property Ref:
TVT104134 - 0006

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.


fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16
6AH



fox-and-sons.co.uk