



**Banksia Close, Tiverton EX16 6TT**

**welcome to**

## **Banksia Close, Tiverton**

Located in the popular Moorhayes area of Tiverton is this two double bedroom home. In brief the accommodation comprises of a good size Lounge/Diner and Kitchen. Two double bedrooms & a bathroom. Off Road Parking for two cars and Rear Enclosed Garden. Viewing is highly advised!

### **Description**

Call us today to arrange your viewing of this two double bedroom home located in the popular Moorhayes area of Tiverton. The accommodation comprises of an entrance hall which leads to a front aspect kitchen, to the rear of the property is a good size lounge/diner with access to the garden. On the first floor are two double bedrooms and a modern bathroom.

Externally this property benefits from a private rear enclosed garden which is easily maintained and can gain rear access via a gate. There are two off road parking spaces. Landlords, this property has a potential rental income of £775PCM.

This property is heated by gas central heating and further benefits from double glazing. For further details or to arrange a viewing contact Fox and Sons Tiverton today!

### **Entrance Hall**

Door to front. Telephone point, doors to all rooms, radiator, stairs to first floor.

### **Kitchen**

7' 6" x 9' 10" ( 2.29m x 3.00m )

Double glazed window to front. The kitchen is fitted with a range of wall and base units with work surfaces over, stainless steel sink and drainer, gas hob with extractor fan, built in electric oven, space for fridge/freezer, space and plumbing for washing machine, wall hung boiler.

### **Lounge**

14' 2" x 11' 11" ( 4.32m x 3.63m )

Sliding doors to rear. Television point, radiator.

### **Landing**

Stairs from ground floor, loft access, doors to all rooms.





### **Bedroom One**

8' 10" x 11' 11" ( 2.69m x 3.63m )

Double glazed window to rear. Television point, Radiator.

### **Bedroom Two**

Double glazed window to front. Over stairs cupboard, radiator.

### **Bathroom**

Double glazed window to side. Wash hand basin, WC, bath with shower attachment over, tiled splash back, radiator.

### **Front Garden**

Path leading to the front door, stone chip area with shrubs.

### **Rear Garden**

The rear enclosed garden is laid mainly to lawn with a patio area, wooden shed, raised borders and side access.

### **Parking**

The property come with two allocated parking spaces.

### **Location**

Situated within the popular Moorhayes park area within close proximity to Tesco Express, day care 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).

### **Services**

Mains electric, gas, water and drainage

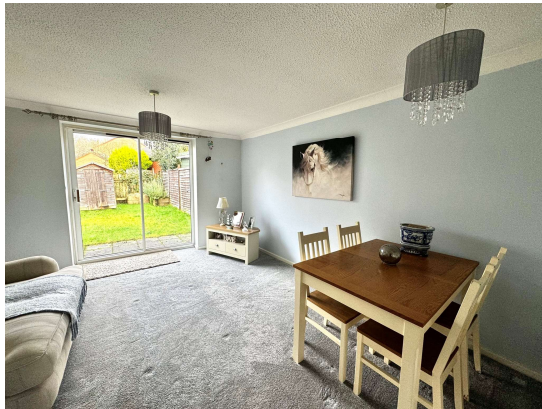
Council Tax Band B

### **Office Hours**

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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welcome to

## Banksia Close, Tiverton

- Semi Detached Home
- Two Double Bedrooms
- Lounge/ Diner
- Fitted Kitchen
- Council Tax Band B

Tenure: Freehold EPC Rating: C

guide price

**£200,000**



Total floor area 52.9 sq.m. (570 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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TVT104723 - 0003

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