



Harding Crescent, Tiverton EX16 6JR

welcome to

Harding Crescent, Tiverton

Viewing is advised of this two bedroom semi detached bungalow. Modern kitchen, lounge and conservatory. Loft conversion with paddle stairs. Front and rear gardens, garage in block. NO ONWARD CHAIN

Description

Located within a cul de sac is this superb semi detached bungalow. On approaching the property there is a hard standing which could be used for parking subject to the necessary consents to drop the curb. A porch provides access to the bungalow, an entrance hall greets you and access all rooms. Access to the rear garden can also be found from the entrance porch. The front aspect kitchen is modern and is well appointed. The lounge is generous and would allow for a dining room table. There are two bedrooms, and a shower room. A conservatory completes the ground floor accommodation. Paddle space saving stairs lead to the first floor where there are two attic spaces. Ideal for hobbies, storage etc. these could be converted to bedrooms subject to the necessary consents. Externally this property benefits from a garage in a block. The rear enclosed garden is easy to maintain. This property is offered to the market with no onward chain.

Entrance Porch

UPVC door to front, door into garden and hallway. Double glazed window to side.

Hallway

Doors to all rooms.

Kitchen

7' 10" x 9' 4" Max (2.39m x 2.84m Max)
Double glazed window to front. The kitchen has a range of wall and base units with work surface over. There is a built-in storage cupboard and a serving hatch. The kitchen has the benefit of a built-in oven, microwave, induction hob and extractor hood, integrated fridge/freezer, and dishwasher. Stainless steel sink with drainer.

Lounge

10' 7" x 15' 11" (3.23m x 4.85m)
Double glazed window to front, two radiators and TV point.





Bedroom One

10' 7" x 12' 7" (3.23m x 3.84m)
Double glazed window to rear, radiator and telephone point.

Bedroom Two/ Study

9' 5" Max x 10' Max (2.87m Max x 3.05m Max)
Sliding door into the conservatory, access to loft, radiator.

Loft Space

The loft is fully board with plenty of storage.

Conservatory

9' x 10' 1" (2.74m x 3.07m)
Double glazed windows to side and rear, patio doors opening onto the rear garden.

Shower Room

Shower wet room, WC, Wash band basin, radiator

Front Garden

Low maintenance front garden with a large hard standing area, path to front door and lawn area.

Rear Garden

The rear garden is fully enclosed with a lawn area, patio area, greenhouse and shed.

Services

Mains electric, gas, water, and drainage.

Council Tax Band B

Agents Note

Please note that the vendor of this property is an associate of an Employee of the Connells Group of companies.

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



view this property online fox-and-sons.co.uk/Property/TVT105009



welcome to

Harding Crescent, Tiverton

- Semi Detached Bungalow
- Modern Kitchen
- Front Aspect Lounge
- Conservatory
- Council Tax Band B

Tenure: Freehold EPC Rating: D

guide price

£225,000



Ground Floor

Total floor area 64.5 m² (694 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/TVT105009



Property Ref:
TVT105009 - 0010

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