



**Oakfields, Tiverton EX16 6XF**

**welcome to**

## **Oakfields, Tiverton**

A delightful two bedroom end of terrace home, well presented throughout. The property comprises spacious lounge, modern kitchen/diner and downstairs cloakroom. Upstairs, two double bedrooms and a family bathroom. Garage and off road parking. Outside, rear enclosed garden with side access. NO CHAIN.

### **Description**

Located within the popular Moorhayes development of Tiverton is this agreeable two double bedroom home. Occupying an end of terrace position this property benefits from side access to the rear garden. Five steps lead up to the property front door. The entrance porch is a great welcoming space with utility to take off coats and shoes. The vestibule leads to the downstairs cloakroom and lounge. The lounge is spacious and is front aspect. To the rear is a modern fitted kitchen with double doors to the garden and space for a dining table. Upstairs there are two double bedrooms, serviced by a family three-piece bathroom. Externally this property has a rear sympathetically landscaped enclosed garden and an office with power hook-up. There is also a private garage in a block and allocated off-road parking space at the rear of the property. There is also visitors parking. This property benefits from gas central heating and double glazing. Offered to the market with no onward chain.

### **Entrance Hall**

Door opening into the entrance hall, double glazed window to the side. Door to cloakroom and to the lounge.

### **Cloakroom**

Double glazed window to the front, wc and wash hand basin with vanity unit under.

### **Lounge**

13' 3" x 11' 8" ( 4.04m x 3.56m )  
Spacious lounge with double glazed window to the front, under stairs cupboard. Electric fire with surround. Two radiators and door to the Kitchen.

### **Kitchen/diner**

14' 2" x 8' 1" ( 4.32m x 2.46m )  
Modern kitchen/diner with double doors to the garden and a double glazed window to the rear. The fitted kitchen has a range of wall and base units with worktop over, sink with drainer. Tiled splash back. Built in electric oven with four ring gas hob, extractor fan over. Two under counter spaces. Space for a dining table, radiator.





### **Landing**

Stairs from the ground floor, double glazed window to the side.

### **Bedroom One**

14' 3" Max x 11' 6" ( 4.34m Max x 3.51m )

Two double glazed windows to the front, storage cupboard, radiator.

### **Bedroom Two**

9' 11" x 7' 11" ( 3.02m x 2.41m )

Double glazed window to the rear, radiator. Access to the loft.

### **Bathroom**

Double glazed window to the rear, bath with shower over. Tiled splash back, WC and wash hand basin with vanity unit, shaver point.

### **Outside**

To the front of the property five steps lead to the front door. There is space to store bins. A small paved area with space to have some pots.

To the rear there is an enclosed garden. There is a decked seating area, artificial lawn area and further seating area with fire pit. There is an outside office with a veranda benefitting from power and light. There is also an outside tap and side access to the front of the property.



### **Garage**

This property further benefits from a garage and dedicated parking in front. Power and light is also found in the garage.

### **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



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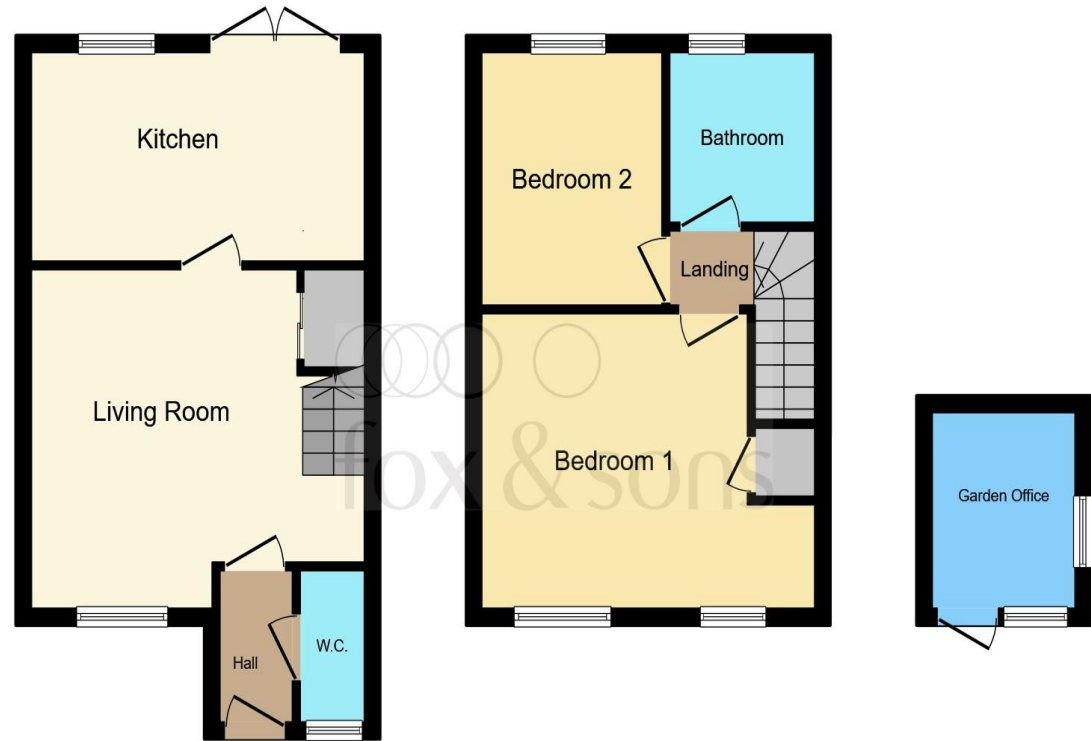
## Oakfields, Tiverton

- Two Double Bedroom End of Terrace Home
- Modern Kitchen/Diner
- Spacious Lounge
- Newly carpeted throughout
- Cloakroom

Tenure: Freehold EPC Rating: C

guide price

**£230,000**



### Ground Floor

Total floor area 63.5 m<sup>2</sup> (683 sq.ft.) approx

### First Floor

### Garden Office

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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