



**Southerton Park, Westleigh Tiverton EX16 7HZ**

**welcome to**

## **Southerntons Park, Westleigh Tiverton**

Superb, detached residence offering five bedrooms, two are ensuite. Fantastic family living space with a modern kitchen/dining room which opens to the cosy lounge. There is also a snug, utility & cloakroom. Off road parking, large home office and rear garden.

### **Description**

A super family residence offering spacious living accommodation throughout. The stylish accommodation flows seamlessly and offers a great living space for the whole family. On opening the front door, you are greeted by an entrance hall which leads to the kitchen. The kitchen is the wow factor of this home and provides lots of space for family living. The kitchen is well equipped with wall and base units and has a Quooker tap which produces instant hot water. This is open plan to the dining room where there is space for a table. The front aspect lounge is cosy and has a wood burning stove. The snug is light and bright with a Velux window and bi fold doors looking onto the rear garden. Completing the ground floor accommodation is a useful utility and cloakroom. Stairs rise to the first floor where you will find three double bedrooms, one with an ensuite shower room and a single room which would make a great office. There is also a modern family bathroom on this floor. Stairs further lead to the second floor where there is a superb spacious bedroom with a large shower room. Externally this property greatly benefits from a modern home office which was previously the garage this has been converted and insulated this is currently used as a playroom. There is still a small garage store. The garden is enclosed and is mainly laid to lawn with a paved seating area and pergola for dining alfresco. Viewing is highly recommended!

### **Entrance Hall**

Welcoming entrance hall has door to kitchen and cloakroom, stairs to first floor, radiator and understairs storage.

### **Cloakroom**

Double glazed window to front, WC, wash hand basin, extractor fan and radiator.

### **Lounge**

15' 11" x 10' 5" Max ( 4.85m x 3.17m Max )  
Double glazed windows to front, wood burning stove and radiator.

### **Kitchen/ Diner**

10' 6" x 20' 2" ( 3.20m x 6.15m )  
Double glazed window to side and rear. The stylish modern kitchen is very well equipped with a range of wall and base units as well as a breakfast bar. Appliances that are integrated include undercounter fridge & freezer, dishwasher, induction hob, extractor hood and two NEFF ovens. There is 1 bowl sink with drainer which has a Quooker tap. Space for a dining room table. Radiator.

### **Snug**

10' x 11' 8" ( 3.05m x 3.56m )  
Double glazed bi fold doors open out to the rear garden. Velux window and radiator.

### **Utility Room**

8' 10" x 4' 11" ( 2.69m x 1.50m )  
Double glazed window to side. There is a range of wall and base units with a door that leads to the garden. there is 1 bowl sink, space for washing machine and tumble dryer. Extractor fan and central heating boiler.





### **Landing**

The first-floor landing has doors to all rooms with a built in cupboard and radiator.

### **Bedroom Two**

10' 5" x 10' 4" ( 3.17m x 3.15m )  
Double glazed window to rear and radiator. Door to ensuite.

### **Ensuite**

Double glazed window to side, shower cubicle with full tiling, WC, wash hand basin, radiator and extractor fan.

### **Bedroom Three**

12' 2" Max x 9' 5" ( 3.71m Max x 2.87m )  
Double glazed window to rear and radiator.

### **Bedroom Four**

10' 5" Max x 9' 1" Max ( 3.17m Max x 2.77m Max )  
Double glazed window to front and radiator.

### **Bedroom Five**

9' 5" x 6' 5" ( 2.87m x 1.96m )  
Double glazed window to front and radiator.

### **Bathroom**

Double glazed window to side. The modern family bathroom is equipped with a bath and shower attachment, WC, wash hand basin, heated towel rail and extractor fan.

### **Stairs To Second Floor**

Double glazed window to side and velux window.

### **Bedroom One**

13' 1" x 13' 7" ( 3.99m x 4.14m )  
Two double glazed windows to rear and built in storage. Door to ensuite.

### **Ensuite**

Double glazed window to rear. Large walk-in shower with full tiling, WC, wash hand basin, heated towel rail and extractor fan.

### **Rear Garden**

The rear garden is fully enclosed and is mainly laid to lawn with a paved area and pergola great for entertaining. To the side is where you can find the oil tank.

### **Home Office**

17' 1" x 11' 10" ( 5.21m x 3.61m )  
Modern home office which was previously the garage has been converted and insulated. The current owners use it as a playroom. There is still a small garage store. Accessed via double glazed patio doors.

### **Off Road Parking Services**

Mains water, electric and sewerage. Central heating is oil fired.  
Council Tax Band D

### **Location**

Westleigh is conveniently located close to the popular village of Holcombe Rogus, which has a primary school as well as local facilities. The larger village of Sampford Peverell is located to the south and provides a good range of amenities including convenience store, as well as schooling a public house. To the east is the M5 (J27) with main line intercity rail connections available adjacent to this junction at Tiverton Parkway. The property is set equidistant between the popular towns of Wellington and Tiverton, again with education and recreational facilities.

### **Office Hours**

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



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## Southerntons Park, Westleigh Tiverton

- Detached Five Bedroom Home
- Two En-Suites
- Fabulous Kitchen/Dining space
- Cosy Lounge with Logburner, Separate Snug
- Council Tax Band D

Tenure: Freehold EPC Rating: D

guide price

**£400,000**



Total floor area 167.5 sq.m. (1,802 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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