



**Southfield Way, Tiverton EX16 5AL**

fox & sons

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## **Southfield Way, Tiverton**

Fox & Sons are delighted to present this three bedroom detached bungalow located on the edge of Tiverton. The accommodation comprises of a well equipped kitchen, lounge/ diner, bathroom and separate WC. Garage and Off road parking. Low maintenance rear garden.

### **Description**

Located on the edge of Tiverton in the Broomhill Area you will find this well-presented detached bungalow. On entering the property, you are greeted into a porch which is great for slipping off your shoes and coats. A door leads into the front aspect lounge/diner. The lounge is light and airy with space for a dining room table and the focal point being a wall hung electric fire.

The kitchen is well equipped with a range of wall and base units, storage cupboard, and a side door which provides access to the garden. The inner hall provides doors to all rooms and has storage in abundance with three cupboards, one of which houses the gas central heating boiler. There are three bedrooms, two doubles and one single. Completing the accommodation is a shower room and separate WC.

Externally the property benefits from front, side and rear gardens. The rear garden is very low maintenance with being laid to gravel. This property further benefits from off road parking and a garage. Viewing is highly advised to appreciate all this bungalow has to offer!

### **Entrance Porch**

Double glazed door and window to front, radiator and telephone point.

### **Kitchen**

10' 10" x 8' 8" ( 3.30m x 2.64m )

Double glazed window and door to side. The kitchen is well equipped with a range of wall and base units with work surfaces over. Built in gas oven, gas hob and stainless steel 1 bowl sink & drainer. Space for washing machine, undercounter fridge and freezer. Built in cupboard and radiator.



### **Lounge/ Diner**

17' 11" x 11' 11" ( 5.46m x 3.63m )

The lounge is light and airy with a double glazed window to front and side. Wall hung electric fire, radiator and TV point.

### **Inner Hallway**

Doors to all rooms. Three storage cupboards, one of which houses the gas central heating boiler.

### **Bedroom One**

10' 3" x 11' 11" ( 3.12m x 3.63m )

Double glazed window to rear and radiator.

### **Bedroom Two**

8' 8" x 10' 4" ( 2.64m x 3.15m )

Double glazed window to rear and radiator.

### **Bedroom Three**

8' 9" x 7' 9" ( 2.67m x 2.36m )

Double glazed window to side and radiator.



**Bathroom**

Double glazed window to side and fully tiled. Bath with shower over, wash hand basin, and radiator. Loft hatch.

**Wc**

Double window to side, WC, fully tiled.

**Front Garden**

Low maintenance front garden.

**Rear Garden**

Low maintenance rear garden laid to gravel.

**Garage**

Power & Light.

**Off Road Parking****Services**

Mains gas, electric, water and drainage

Council Tax Band C

**Location**

Situated in Broomhill area of Tiverton close by to amenities, St Johns Primary School, Heathcoat Primary School and Tiverton High School are all within close distance. Westexre 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).



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## Southfield Way, Tiverton

- Detached Bungalow
- Three Bedrooms
- Kitchen & Lounge/ Diner
- Rear Enclosed Garden
- Council Tax Band C

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

**£300,000**



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Property Ref:  
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