



**Camellia Close, Tiverton EX16 6TZ**

**welcome to**

## **Camellia Close, Tiverton**

Located within the popular Moorhayes area of Tiverton is this superb, detached home. In brief the accommodation comprises of four bedrooms, open plan kitchen/dining/living, dual aspect lounge, ensuite and family bathroom. Externally there is off road parking, a workshop, and front & rear gardens.

### **Description**

Located within a cul de sac is this well-presented detached home. Offering four bedrooms, one on the ground floor with its own front door and ensuite shower room. This would lend itself particularly well as a home office, business or self-contained bedroom. With a door leading into the Kitchen/dining/living room, this could also become a self-contained annex. Upon opening the main front door, you are greeted by a welcoming entrance hall with doors to all rooms, stairs rising to the first floor and a cloakroom. The dual aspect lounge is spacious with a bay window to the front and double doors leading to the garden. The focal point being an electric fire with surround. The kitchen/dining/family room is truly the heart of this home, with space to entertain the whole family. The kitchen is well equipped with a range of wall and base units along with a breakfast bar. Upstairs you will find three bedrooms, two of which are doubles and a single. Completing this floor is a family bathroom. Externally this property has front and rear gardens. The rear enclosed garden is mainly laid to lawn with a patio area and shrub borders. There is a great workshop in the garden with power and light. To the front of the property is off road parking. The property further benefits from new double glazing windows and gas central heating. Viewing is highly advised to appreciate all this property has to offer, so if you like what you see contact us today!

### **Entrance Hall**

Door to front and stairs rise to first floor. Storage cupboard and radiator.

### **Cloakroom**

Double glazed window to front, WC, wash hand basin, radiator and telephone point.

### **Lounge**

19' 1" Max x 14' ( 5.82m Max x 4.27m )

The lounge is light and bright with a double glazed bay window to front and double doors to the rear. There is an electric fireplace, storage cupboard, two radiators, telephone and TV points.

### **Dining Room**

10' 1" x 15' 5" ( 3.07m x 4.70m )

Dual aspect with a double glazed window to rear and double doors to side. Space for a dining table. TV point.

### **Kitchen**

8' 7" x 17' 1" ( 2.62m x 5.21m )

There is double glazed windows to rear and side, also with a door to rear. The kitchen has a range of wall and base units with worksurface over and a breakfast bar. Space for a washing machine and fridge freezer. Stainless steel sink 1 1/2 bowl with drainer, oven, hob, extractor hood and splashback. Space for dishwasher. Wall hung gas central boiler. Radiator.





### Bedroom Four

10' 3" x 8' 5" ( 3.12m x 2.57m )  
Double glazed window to side and own front door.  
Radiator and loft access.

### Ensuite

Double window to front. Bath with shower over, WC,  
heated towel rail, wash hand basin and vanity. Tiled  
flooring and walls. Cupboard housing the second  
gas heating boiler.

### Landing

Doors to all rooms, double glazed window to front  
and loft access.

### Bedroom One

8' 11" x 12' 9" ( 2.72m x 3.89m )  
Double glazed window to rear and radiator.

### Bedroom Two

9' 5" x 10' 5" Max ( 2.87m x 3.17m Max )  
Double glazed bay window to front and radiator.

### Bedroom Three

9' 8" x 8' 4" Plus door recess ( 2.95m x 2.54m Plus door  
recess )  
Double window to rear and radiator.

### Bathroom

Double glazed window to front. Bath with shower  
over, WC, wash hand basin, heated towel rail and  
extractor fan. Built in cupboard with the water tank.

### Front Garden

The front garden is laid to lawn.

### Rear Garden

The rear enclosed garden is mainly laid to lawn with  
a patio area and shrub borders. There is side gate  
that provides access to the front of the property.

### Workshop

10' 5" Max x 12' 6" Max ( 3.17m Max x 3.81m Max )  
Single glazed window to front, power and light.

### Off Road Parking

### Services

Mains gas, electric, water and drainage.

Council Tax Band D

### 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

### Agents Note

This property has two gas central heating boilers,  
one of which was replaced November last year,  
please contact Fox & Sons for further details.  
Majority of the windows were replaced in October  
this year.



**view this property online** [fox-and-sons.co.uk/Property/TVT104979](http://fox-and-sons.co.uk/Property/TVT104979)



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## Camellia Close, Tiverton

- Detached Four Bedroom Home
- Two Reception Rooms
- Open Plan Kitchen/ Dining/ Living room
- En-suite Bedroom
- Council Tax Band D

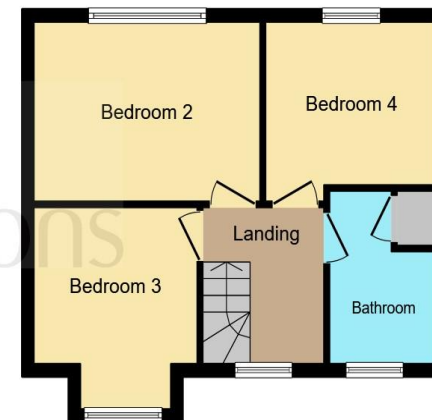
Tenure: Freehold EPC Rating: D

offers in excess of

**£350,000**



Ground Floor



First Floor

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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Property Ref:  
TVT104979 - 0006

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fox & sons



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