



Belmont Way, Tiverton EX16 6GX



welcome to

Belmont Way, Tiverton

Situated in close proximity of the town centre is this modern link detached family home which provides spacious living throughout. The property benefits from two double bedrooms and a good size single, well appointed modern kitchen and lounge/ dining area, rear enclosed garden and off road parking.

Description

GUIDE PRICE £270,000 - £280,000. This beautifully presented link detached home is situated within a sought after development, within close proximity to the town centre with a drive through garage that includes parking for two cars. Providing spacious and contemporary accommodation throughout this property is one not to be missed. The entrance hall leads through to the well appointed modern kitchen which flows beautifully and provides a great space for entertaining. There is a spacious lounge/ dining room which is light and airy with doors opening out onto the enclosed rear garden. A cloakroom completes the downstairs level. On the first floor are three bedrooms, two of which are double bedrooms with built in wardrobes, the third room is a good size single, together with a modern family bathroom. Externally there is an enclosed garden to the rear and side of the property which is mainly laid to lawn with a decked seating area and also a paved area. The property benefits from off road parking for two cars.

Entrance Hall

Door to front, under stairs storage cupboard, radiator, stairs rising to first floor, telephone point.

Cloakroom

Double glazed window to front, hand wash basin, WC.

Kitchen

12' 7" x 9' Max (3.84m x 2.74m Max)
Double glazed window to front. This modern kitchen has a range of wall and base units with granite worktops over, one and a half bowl stainless steel sink, electric oven with induction hob, splash back and cooker hood, plumbing for washing machine, space for a fridge freezer, ceiling spot lights. Breakfast bar.

Lounge/ Diner

22' 1" x 9' 10" (6.73m x 3.00m)
Double glazed window to rear, double glazed French doors opening onto rear garden, television point, radiator.





Landing

Double glazed window to side, stairs from ground floor, storage cupboard, inset access to loft space, radiator.

Bedroom One

13' 11" x 10' 4" (4.24m x 3.15m)
Double glazed window to rear, built in wardrobes, television point, radiator.

Bedroom Two

12' 9" x 9' 1" Max (3.89m x 2.77m Max)
Double glazed window to front, built in wardrobes, television point, radiator.

Bedroom Three

10' x 7' 11" Max (3.05m x 2.41m Max)
Double glazed window to rear, radiator.

Bathroom

Double glazed window to front, wash hand basin, WC, bath with shower over, Shaver point, towel rail/radiator, extractor fan. ceiling spot lights, part tiled walls.

Rear Garden

The enclosed garden to the rear and side of the property is mainly laid to lawn with a decked seating area, paved area and mature bushes.

Garage & Off Road Parking

The garage is open ended with a hard standing behind, which provides off road parking for two cars.

Services

Mains electric, gas, water and drainage.

Council Tax Band C

Location

Located not far from the centre of the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, surgeries. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.

Office Hours

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

Maintenance Charge

Communal grounds charge of approx £370 per annum.



view this property online fox-and-sons.co.uk/Property/TVT105139



welcome to

Belmont Way, Tiverton

- Modern Open Plan Living/ Kitchen/ Diner
- Three Bedrooms
- Link Detached Home
- Rear Enclosed Garden
- Council Tax Band C

Tenure: Freehold EPC Rating: B

£270,000



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.

view this property online fox-and-sons.co.uk/Property/TVT105139



Property Ref:
TVT105139 - 0005

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.



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk