



Oakfields, Tiverton EX16 6XF



welcome to

Oakfields, Tiverton

Located within the popular Moorhayes development is this superb three bedroom home offering a spacious lounge, modern kitchen/ diner and cloakroom. Three bedrooms & family bathroom. Rear garden, parking & garage.

Description

Offered to the market with no onward chain is this modern mid terrace three bedroom home. On entering the property is an entrance hall with door to the front facing cloakroom and into the lounge. Providing space for coats and shoes. The front aspect lounge is spacious with the focal point being a feature fire. To the rear of the property is a modern kitchen which is well equipped and space for a dining table. Double doors lead to the rear enclosed garden. Upstairs there are three bedrooms, two doubles and a single. There is a family bath which is in good condition.

Externally this property benefits from a small front garden and rear enclosed garden which is low maintenance.

This property further benefits from off road parking and a garage within a block, there is also guest parking.

The property is heated by gas central heating and the boiler was replaced in 2021.

Entrance Hall

Door leading into the hall, doors to cloak room and lounge.

Cloakroom

Double glazed window to front. Wash hand basin and WC.

Lounge

15' x 14' 7" (4.57m x 4.45m)

Double glazed window to front. Feature fire place, under stairs cupboard, two radiators, stairs to first floor.

Kitchen/diner

8' 3" x 14' 7" (2.51m x 4.45m)

Double glazed window to rear. The kitchen has a range of wall and base units with work surfaces over, stainless steel sink and drainer, built in electric oven with gas hob and extractor fan, space for washing and fridge/freezer, space for dining table and chairs. Double doors opening out to the rear garden.





Landing

Stairs from ground floor, doors to all rooms, access to the loft.

Bedroom One

13' 4" x 8' 6" (4.06m x 2.59m)
Double glazed window to front. Radiator.

Bedroom Two

8' 2" x 10' 9" (2.49m x 3.28m)

Bedroom Three

10' x 5' (3.05m x 1.52m)
Double Glazed window to front. Airing cupboard.

Bathroom

Double glazed window to rear. Wash hand basin, WC, bath with shower attachment, cabinet.

Garden

To the rear of the property is an enclosed garden with a patio and stone chip area.

Services

,Mains electric, gas, water and drainage.

Council Tax Band C

Management Fee

Aprox £70 per annum

Garage

In a block to the rear of the property.

Off Road Parking

Location

Situated within the popular Moorhayes park area within close proximity to Tesco Express, day care 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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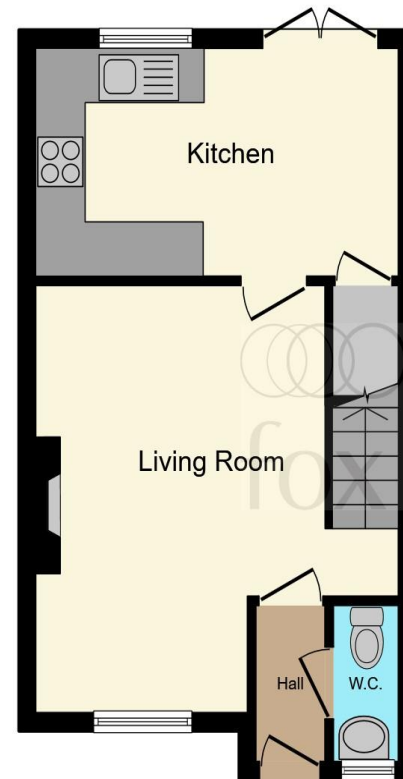
Oakfields, Tiverton

- Three Bedroom Family Home
- Spacious Lounge
- Kitchen/ Diner
- Rear Enclosed Gardens
- Council Tax Band C

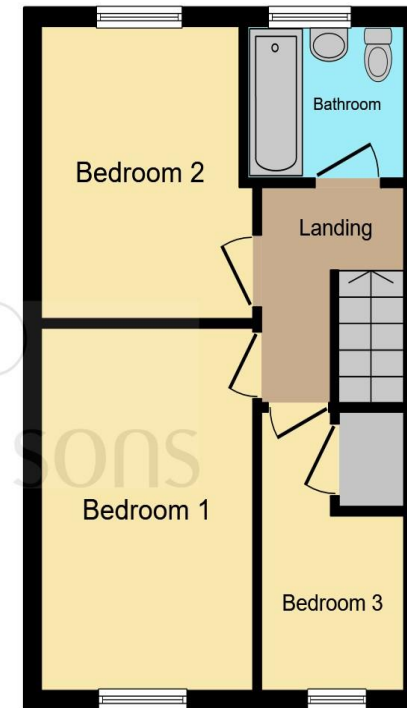
Tenure: Freehold EPC Rating: C

guide price

£240,000



Ground Floor



First Floor

Total floor area 65.3 m² (703 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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Property Ref:
TVT105157 - 0004

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