



Smallacombe Road, Tiverton EX16 5BA

welcome to

Smallacombe Road, Tiverton

Located within a cul de sac position is this superb four bedroom bungalow. Benefiting from a well equipped kitchen, dining area and spacious lounge. Cloakroom, shower room & bathroom. Front & Rear Gardens, Garage & Driveway.

Description

Viewing is advised of this fantastic semi detached bungalow which offers four bedrooms which are arranged over two floors. Situated in Smallacombe Road just off Baker's Hill this property enjoys pleasant views over Tiverton and the hills beyond. Upon approaching the property there are steps which lead to the front door, this opens into an entrance porch where there is space to store coats and shoes. From here doors lead to the kitchen and lounge. The kitchen is front aspect and well equipped with a range of wall and base units. An opening leads to the dining area which creates a socialable space for entertaining. The spacious lounge is front facing and enjoys views over Tiverton and beyond with a large picture window. Completing the ground floor and are two double bedrooms, please note one is currently used as a playroom. There is a cloakroom as well as a modern bathroom. A side door provides access to a covered over area which leads to the garage, the front of the property and the rear garden. Stairs lead to the first floor where there are a further two bedrooms which are serviced by a modern shower room. The master bedroom benefits from a walk in dressing area. Externally, this property benefits from driveway parking and a garage. There is a front garden as well as the rear garden. The rear garden is enclosed with a patio area and a decked raised area. Three steps lead up to the garden which is laid to lawn with flower and shrub borders.

Entrance Porch

UPVC door to front, radiator, doors in to lounge and kitchen.

Kitchen

11' 9" Max x 13' 4" Max (3.58m Max x 4.06m Max)
Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, tiled splash back, five ring gas hob with extractor hood, tow eye level ovens, space for fridge/freezer, space for dishwasher, storage cupboard, door to rear lobby and cloakroom.

Side Lobby

Under cover area with door leading into the garage and door to the front of the property.

Cloakroom

Double glazed window to side. Wash hand basin, WC, wall hung boiler.

Lounge

15' 7" Max x 13' 4" Max (4.75m Max x 4.06m Max)
Double glazed window to front, television point, radiator.

Dining Room

13' 10" Max x 13' 9" Max (4.22m Max x 4.19m Max)
Double glazed window to rear. Stairs to first floor, airing cupboard, under stairs storage, opening into the kitchen.





Bedroom Two

12' 11" x 11' 1" (3.94m x 3.38m)
Double glazed window to rear. Radiator.

Bedroom Three

9' 7" Max x 9' 10" Max (2.92m Max x 3.00m Max)
Double glazed patio doors to the rear, radiator.

Bathroom

Double glazed window to side. Wash hand basin, WC, P shaped bath with shower over, part tiled, extractor fan.

Landing

Stairs from ground floor. Velux windows, eaves storage, doors to all rooms access to loft.

Bedroom One

12' 9" Max x 9' 9" Max (3.89m Max x 2.97m Max)
Double glazed window to front, velux window.
Opening in to the walk in wardrobe, radiator, door to shower room.

Walk In Wardrobe

10' 1" x 4' 2" (3.07m x 1.27m)
Velux window. Opening to bedroom, there is restricted head height in this room.

Shower Room

Velux window. Wash hand basin, WC, shower cubicle, heated towel rail. There is restricted head height in this room.

Bedroom Four

11' 5" Max x 7' 7" Max (3.48m Max x 2.31m Max)
Doubled glazed window to rear. Eaves storage.
There is restricted head height in this room.



Front Garden

Steps lead up to the front of the property. There is an area of lawn with shrubs .

Rear Garden

To the rear of the property the enclosed garden is laid mainly to lawn with a decked area, an under cover area with a space for a hot tub.

Garage

19' 11" x 8' 5" (6.07m x 2.57m)
Up and over door with power and lighting space and plumbing for a washing machine.

Services

Mains electric, gas, water and drainage.

Council Tax Band C

Location

Situated in the Westexe area close to amenities, St Johns Primary School, Heathcoat Primary School and Tiverton High School are all within walking distance. Westexe 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).

Office Hours

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



view this property online fox-and-sons.co.uk/Property/TVT105190



welcome to

Smallacombe Road, Tiverton

- Semi Detached Four Bedroom Home
- Modern Kitchen & Dining area
- Large lounge with countryside views
- Front & Rear Gardens
- Family Bathroom, Shower Room and Cloakroom

Tenure: Freehold EPC Rating: C

guide price

£350,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online fox-and-sons.co.uk/Property/TVT105190



Property Ref:
TVT105190 - 0003

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