



**Cherry Garden Cottage Cherry Tree Gardens, Tiverton EX16 6ST**

**welcome to**

## **Cherry Garden Cottage Cherry Tree Gardens, Tiverton**

A BRAND NEW detached bungalow offering three ground floor bedrooms, large open plan kitchen/living/dining room. Large bedroom upstairs with a superb bathroom, there are a total of two bathrooms & one shower room. This property greatly benefits from a double garage and driveway parking. NO CHAIN.

### **Description**

Tucked away in a cul de sac position not far from the centre of Tiverton is this exquisite, detached chalet bungalow. This property is brand new and has not been occupied. Benefiting greatly from a 10 year new home warranty and high spec appliances throughout.

Upon entering the property is an inviting and spacious hallway leading to all rooms. The open plan kitchen/dining/living room is the hub of this home with a stylish slick and modern fitted kitchen with a range of units with built in appliances. This room is light and bright with two windows and with two sets of doors out to the garden. There is a double bedroom on the ground floor with an en-suite shower room. You will find a further two bedrooms which are serviced by a family bathroom. Upstairs there is a superb bedroom which is very spacious with a large bathroom with bath and shower.

Externally this home benefits from a small front garden and rear enclosed garden which is low maintenance. This home boasts from being near town and having off road parking and a double garage. Furthermore the property has ultrafast full fibre broadband.

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### **Entrance Hall**

Door to front. Doors to all rooms, radiator, access to loft.

### **Lounge/diner**

25' 4" x 24' 8" ( 7.72m x 7.52m )

The lounge/diner is a L shaped with sliding patio doors out to the rear, television point, two radiators, stairs to bedrooms.

### **Kitchen**

Double glazed windows to front and side. The modern fitted kitchen has a range of handleless wall and base units with work surfaces over, one and a half bowl sink and drainer, integrated electric hob and extractor hood, double electric oven, fridge/freezer, dishwasher and washing machine, breakfast bar, wall hung boiler and spot lights.

### **Bedroom One**

11' 6" x 16' Max ( 3.51m x 4.88m Max )

Double glazed window to rear, velux style window, television point, radiator, thermostat. Please note there is restricted height in this room.

### **En-Suite**

Keylite window. The stylish bathroom has a wash hand basin, WC, free standing bath, fully tiled walk in shower, vanity unit, heated towel rail, extractor fan, spotlights. Please note there is restricted head height in this room.

### **Bedroom Two**

10' 11" x 11' 6" ( 3.33m x 3.51m )

Double glazed window to rear. Patio doors, television point, radiator.

### **En-Suite**





Double glazed window to rear. wash hand basin, vanity unit, WC, walk in shower, heated towel rail, tiled, shaver point, spot lights.

#### **Bedroom Four**

9' 8" x 7' 4" plus door recess ( 2.95m x 2.24m plus door recess )  
Double glazed window to front. Radiator.

#### **Bathroom**

Double glazed window to front. Wash hand basin, WC, bath with electric shower over, heated towel rail, tiled, spot lights, extractor fan.

#### **Bedroom Three**

10' 11" Max x 7' 7" ( 3.33m Max x 2.31m )  
Double glazed window to front. Television point, Radiator.

#### **Laundry**

Stairs to small space, door to bedroom and bathroom.

#### **Front Garden**

The front garden is laid mainly to lawn with paving to the front door.

#### **Rear Garden**

To the rear of the property the garden is paved

#### **Services**

Mains electric, gas, water and drainage.

Council Tax Band E

#### **Garage**

Double garage with power and lighting.

#### **Parking**

Parking for several cars.

#### **Location**

Located not far from the centre of the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, surgeries. One primary school is in close reach to the property called Two Moors Primary. 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

#### **Please Note**

We will endeavour to use the photographs of the actual property but may also show pictures of the show home, similar plots and/or computer generated images.

#### **Agents Note**

The property has ultrafast full fibre broadband.



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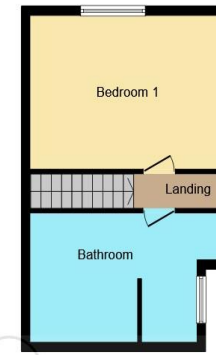
- BRAND NEW Four Bedroom Detached Bungalow
- Large Open Plan Living/Dining/Kitchen Space
- Double Garage
- Two En-suite Bedrooms & A Further bathroom
- Council Tax Band E

Tenure: Freehold EPC Rating: B

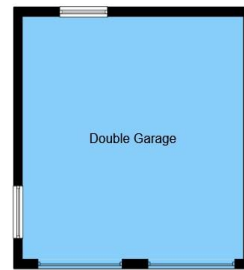
**£475,000**



Ground Floor



First Floor



Double Garage

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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](http://www.focalagent.com)

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Property Ref:  
TVT105277 - 0005

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