



Cherry Tree Gardens, Tiverton EX16 6ST



welcome to

Cherry Tree Gardens, Tiverton

Located within a cul de sac position is this BRAND NEW three bedroom detached home. Offering spacious accommodation throughout. In brief the accommodation a superb kitchen/diner, spacious lounge with bay window. and cloakroom. There are three bedrooms, the master with an en-suite shower room.

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Description

Tucked away in a cul de sac position not far from the centre of Tiverton is this superb detached family home. Offered to the market with no onward chain this property comes with a 10 year warranty. On opening the front door is an inviting hall way leading to all rooms. The stylish Kitchen/diner is rear aspect and is dual aspect, there are doors out to the garden from here. The modern gloss kitchen has built in appliances with plenty of space for a dining table. The spacious lounge is front facing with a bay window. The ground floor is completed by a cloakroom. Upstairs you will find three bedrooms, the master with an en-suite shower room. A family bathroom completes the internal accommodation. Outside you will find a rear enclosed garden which has a patio area as well as a lawn area. There is a lawn to the front of the property and a driveway providing off road parking. Furthermore the property has ultrafast full fibre broadband.

Entrance Hall

Door to front. Doors to all rooms, radiator, storage cupboard, under stairs storage area,

Cloakroom

Double glazed window to side. Wash hand basin, WC, radiator, part tiled.

Lounge

17' 5" Max x 13' 3" (5.31m Max x 4.04m)

Double glazed windows to front and side. Television and telephone points, radiator.

Kitchen/Diner

22' Max x 13' 8" Max (6.71m Max x 4.17m Max)

Double glazed window to rear. The modern fitted kitchen has a range of wall and base units with work surfaces over, single sink and drainer, integrated Bosch electric oven and induction hob with splash back and extractor hood, integrated washing machine, dishwasher, fridge/freezer, space for a dining table and chairs, under stairs storage cupboard, radiator, wall hung boiler, patio doors leading out to the rear garden

Landing

Double glazed window to side. Stairs from ground floor, doors to all rooms, storage cupboard.





Bedroom One

14' 8" Max x 12' 2" Plus door recess (4.47m Max x 3.71m Plus door recess)
Double glazed window to front. Television point, loft access, door to en-suite.

En-Suite

Double glazed window to side. The stylish bathroom has a wash hand basin , WC, walk in rain fall shower, heated towel rail, extractor fan, spotlights.

Bedroom Two

15' 2" Max x 9' 11" Max (4.62m Max x 3.02m Max)
Double glazed window to rear. Built in storage cupboard, television point, radiator.

Bedroom Three

9' 9" Max x 9' 4" Max (2.97m Max x 2.84m Max)
Double glazed window to front. Over stairs storage cupboard, television point, radiator.

Bathroom

Double glazed window to rear. The modern suite comprises of a wash hand basin, WC, bath with shower over, heated towel rail, extractor fan, spotlights.

Front Garden

To the front of the property there is a lawn with a path leading to the front door.

Rear Garden

The rear enclosed garden is laid mainly to lawn with a patio area and rear gate out to the parking spaces.

Parking

There are two parking spaces to the rear of the property.

Services

Mains electric, gas, water and drainage.

Council Tax Band D

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

Agents Note

Please note that the property is highly energy efficient.

The property comes fully carpeted which is included in price



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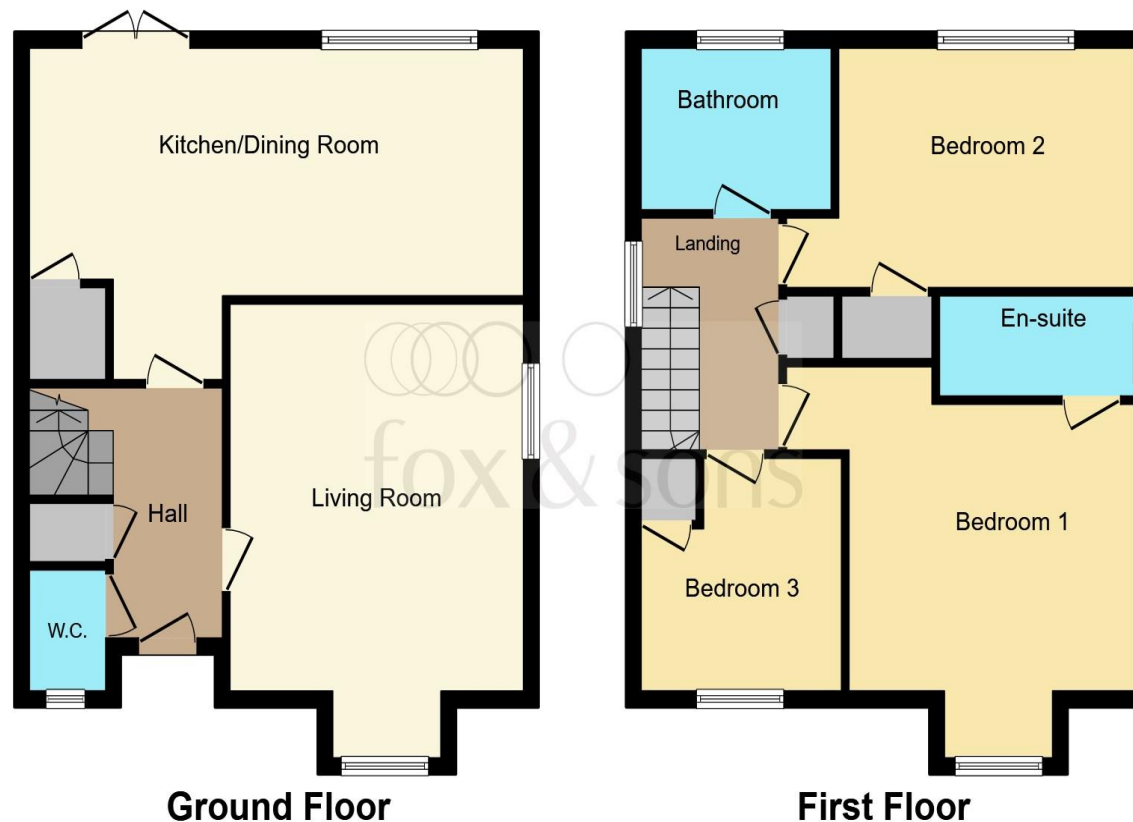
welcome to

Cherry Tree Gardens, Tiverton

- Detached Three Bedroom Home
- Quiet cul-de-sac position
- Super Kitchen/Dining Room
- Spacious Lounge
- Council Tax D

Tenure: Freehold EPC Rating: B

£349,950



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

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