



Fairmead Post Hill, Tiverton EX16 4ND



welcome to

Fairmead Post Hill, Tiverton

Located on the outskirts of Tiverton in a tucked away private position is this superb detached residence. Offering well-proportioned accommodation throughout. Comprising of a kitchen/ dining area, large lounge, dining room & office. Three bedrooms & two bathrooms. Large gardens & off road parking.

Description

A unique detached bungalow offering spacious accommodation. Nestled away on the outskirts of Tiverton close to Blundells School and Tiverton Golf Course, accessed via a private drive. This family residence was built around 1930 and retains original character features, such as original doors, picture rails and pine flooring. Upon entering the private drive you will see parking for several cars and the front gardens. A pathway leads to the entrance. There is a useful porch, leading on from this you are greeted by an entrance hall which has high ceilings and provides access to all rooms. To the left is the living quarters and to the right the sleeping quarters. There is a large dual aspect lounge with fire place. A door leads from here into the Kitchen/ dining room, this room is lovely and light, being triple aspect. There is a range of wall and base units. Completing the living accommodation is a spacious dining room which could be used as a bedroom should you wish. There is a great utility room and also a home office. A door separates the living and sleeping accommodation. Here you will find three bedrooms, the master with an ensuite and a family bathroom. Externally there is a garage as well as a large workshop which could be used for a multitude of uses. Overall this property offers comfortable, well-proportioned accommodation throughout and is well presented. There is a large loft which could lend it self to being converted subject to the necessary permissions. Outside this property has a secluded garden which wraps all around the property which is approx 0.38 of an acre. This is predominately laid to lawn with mature shrubs and trees. To the side there is a lawn area where you will find the outbuildings. To the rear is a superb patio area ideal for dining alfresco. There are flower borders and there are several external power points to the front and rear.

Entrance Hall

Composite door to front. On entering the entrance hall you'll find high ceilings and picture rails, doors to all rooms.

Lounge

18' 7" Max x 14' 5" Max (5.66m Max x 4.39m Max)
Double glazed bay window to front and small window to the side featuring an owl in coloured glass. Picture rails, open fireplace with stone surround, television point and two radiators.

Dining Room

14' 6" Max x 11' 11" Max (4.42m Max x 3.63m Max)
The dining room has high ceilings, picture rails and two built in storage cupboards. Double glazed patio doors lead out to the rear garden.

Kitchen

17' x 11' 10" (5.18m x 3.61m)
Double glazed windows to front and side. The kitchen has a range of wall and base units with work surfaces over, stainless steel one and a half bowl sink and drainer, built in Bosch oven with gas hob, built in dishwasher, space for dining table and chairs and fridge/freezer.

Utility/Boot Room

8' 3" Max x 10' 2" Max (2.51m Max x 3.10m Max)
Double glazed window to side. The utility benefits from base units with work surfaces over, Stainless steel sink and drainer, storage for boots and coats, dolly maid, space for washing machine and separate tumble dryer, wall hung boiler, doors to study and side entrance.





Side Porch

UPVC door to rear. Double glazed window to side. Water tap.

Office

10' 1" x 5' 1" Plus door recess (3.07m x 1.55m Plus door recess)
Dual aspect double glazed windows to rear and side. Picture rails, radiator.

Bedroom One

14' 11" Max x 11' 6" Max (4.55m Max x 3.51m Max)
Double glazed bay window to front with modern fitted shutters. Built in wardrobes, picture rails, radiator.

Shower Room

Double glazed window to front. Wash hand basin, WC, shower cubicle, spots, extractor fan, radiator.

Bedroom Two

12' 2" Max x 13' 5" Max (3.71m Max x 4.09m Max)
Double glazed bay window to side. Television and Internet points, picture rails, radiator.

Bedroom Three

10' 4" x 9' 11" (3.15m x 3.02m)
Double glazed window to rear. Picture rails and high ceilings, radiator.

Bathroom

Double glazed window to rear. Wash hand basin with vanity unit, WC, bath, walk in shower, heated towel rail, fully tiled, water cylinder cupboard, LED spots.

Loft Space

The loft is insulated and partially boarded with a light.

Front Garden

To the front of the property there is ample parking, an open area of lawn with mature shrubs, side access to the garage and workshop.

Rear Garden

To the rear of the property there is a patio area, lawn and raised flower beds, mature tree and shrubs, shed and garage.

Workshop

13' 5" x 15' 6" (4.09m x 4.72m)
Fully insulated with power and lighting.

Garage

19' x 9' 1" (5.79m x 2.77m)
Power and lighting and two small windows.

Services

Mains electric, gas, water and drainage.

Council Tax Band F

Location

Located on the edge 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



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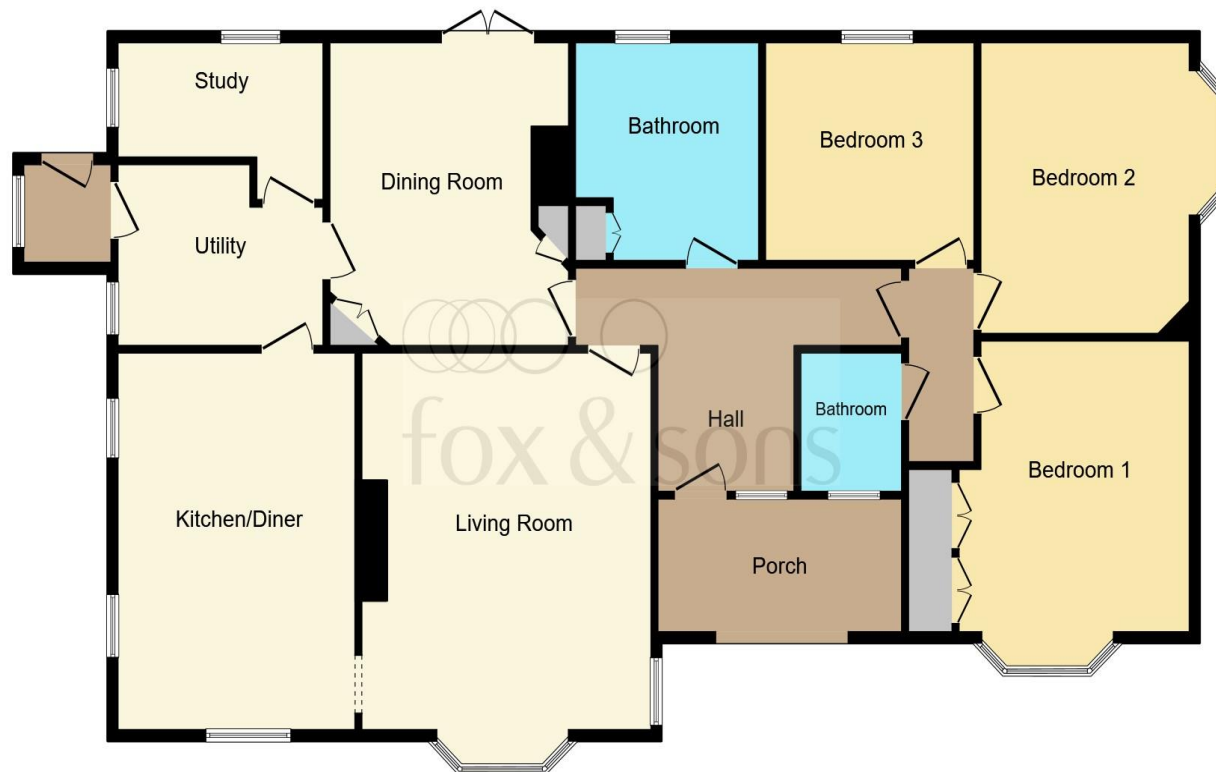
Fairmead Post Hill, Tiverton

- Detached 1930's Bungalow
- Three/ Four Spacious Bedrooms
- Modern Kitchen/Diner
- Large Lounge/ & Formal Dining Room
- Council Tax Band F

Tenure: Freehold EPC Rating: Awaiting

guide price

£650,000



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