



Jasmine Close, Tiverton EX16 6UB

welcome to

Jasmine Close, Tiverton

Viewing is advised of this well presented three bedroom detached home which is located in a cul de sac position. In brief the accommodation includes a lounge & separate dining room. Conservatory, bathroom, cloakroom and well equipped kitchen. Front & rear gardens, garage & driveway.

Description

Call Fox & Sons today to arrange your viewing of this fine example of a three bedroom family home. This detached home is located in a cul de sac position within the popular Lowman Park area on the Moorhayes development. The accommodation is well presented throughout and ready to move into. On entering the property you are greeted by a spacious hallway with doors to all rooms and stairs rising to the first floor. The dining room is front facing and is lovely and light with a large bay window. The wooden kitchen is in great condition and has a range of wall and base units with a quartz work top over. The Lounge enjoys views over the rear garden and has a fireplace with a gas fire to keep you warm on those winter nights. Completing the ground floor is a cloakroom and an adjoining conservatory which is a lovely spot to enjoy a coffee or perhaps a great space for a playroom. On the first floor are three bedrooms all of which are a generous size and all have built in storage. Completing the internal accommodation is a modern bathroom which has a rainfall shower over the bath, externally there are front & rear gardens. The rear garden is well kept, there are seating areas and a summer house which benefits from mains power. solar This property further benefits from a garage & off road parking. This property has panels which brought in an income of £1,450 last year. Viewing is advised to appreciate this property and all it has to offer.

Entrance Hall

Upon opening the front door you are met by an inviting hall way with stairs rising to the first floor. Doors to all rooms and a radiator.

Cloak Room

Double glazed window to side. Wash hand basin vanity unit, WC and radiator.

Dining Room

13' 9" x 9' 8" (4.19m x 2.95m)
Double glazed bay window to front. Light and bright reception room, radiator.

Lounge

9' 8" x 10' 3" Max (2.95m x 3.12m Max)
Sliding doors opening to the conservatory, feature fireplace housing a gas fire. Radiator, telephone and television point.

Conservatory

10' 11" x 8' 10" (3.33m x 2.69m)
Accessed from the lounge is a conservatory which has power and wall lights. There is a door leading to the rear enclosed garden.

Kitchen

9' 8" x 8' 1" (2.95m x 2.46m)
Double glazed window to rear and door to the garden. The kitchen is well equipped with a range of wooden wall and base units with quartz work tops over. There is a one and a half bowl sink and drainer with tiled splash back. The kitchen appliances include an eye level double oven, gas hob, integrated under counter fridge and dish washer. The under stairs cupboard is used by the current owners as a walk in larder. The central heating boiler is located in the kitchen tucked away in a cupboard, radiator.





Landing

Stairs lead to a light landing, with a double glazed window to side. Storage cupboard, loft access and doors to all rooms.

Bedroom One

9' 10" x 9' (3.00m x 2.74m)

Double glazed window to front. Double wardrobe, radiator.

Bedroom Two

10' 10" x 8' 3" (3.30m x 2.51m)

Double glazed window to rear. built in cupboard, radiator.

Bedroom Three

9' 9" x 7' 8" (2.97m x 2.34m)

Double glazed window to rear. Double wardrobe and radiator.

Bathroom

Double glazed window to front. Modern bathroom with wash hand basin vanity unit, WC, bath with rainfall shower over with modern shower boarding surrounding. Heated towel rail, extractor fan and radiator.

Front Garden

To the front of the property is a small area of garden and access to the side of the garage leading to the rear garden.

Rear Garden

To the rear of the property is a well kept enclosed garden with a paved patio area, brick built raised flower beds, flower borders, wooden pagoda with seat, summer house with power rear access to garage and a storage shed.

Parking

Off road parking for two cars.

Garage

The garage has an up and over door. Plumbing for washing machine and rear door leading to the garden.

Services

Mains electric, gas, water and drainage.

Council Tax Band D

Special Features

Owned Solar Panels which provide an income of approx £1450 per year. These are on the higher rate tariff which is transferable with the sale of the property and has 13 years to run. This is index linked and so rises with inflation. For further information please ask the agent.

Location

Situated within the popular Moorhayes park area within close proximity to Tesco Express, daycare 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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welcome to

Jasmine Close, Tiverton

- Detached Three Bedroom House
- Well Equipped Kitchen
- Lounge & Dining Room
- Conservatory
- Council Tax Band D

Tenure: Freehold EPC Rating: B

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

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fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk