



Marguerite Road, Tiverton EX16 6TD

welcome to

Marguerite Road, Tiverton

A superb detached three Bedroom home located in the Lowman Park area of Tiverton. In brief the accommodation includes a Kitchen breakfast room which flows to the conservatory. Dual aspect lounge, cloakroom & utility. Front & Rear Gardens. Off Road Parking & Store.

Description

Offering comfortable living accommodation throughout is this well presented detached three bedroom home. Located in a popular residential area with in Tiverton. To the front of this property is a low maintenance front garden and a driveway providing off road parking. The wooden fence can be removed to create additional parking should you wish. Upon opening the front door is a hallway leading to all rooms. The modern Kitchen/diner is rear facing and well equipped, there is space for a small table. This flows seamlessly to the conservatory which our vendor uses as a dining room. There is a lovely light lounge which is dual aspect, the focal point being the gas fire. Completing the ground floor is a cloakroom, rear lobby leading to the utility room & storage area. The utility room could lend itself to being an office.

Upstairs you will find two generous double bedrooms with built in wardrobes and a single bedroom. These rooms are serviced by a family bathroom. On the landing is a useful storage cupboard housing the gas central heating boiler.

Externally this property has a rear garden which is mainly laid to lawn with raised flower beds. There is a great paved seating area and further secret seating area beyond the storage shed. We recommend booking a viewing to appreciate this property in full!

Entrance Hall

UPVC door to front. Built in storage cupboard, doors to all rooms, stairs to first floor.

Cloakroom

Double glazed window to front. Wash hand basin, WC, heated towel rail.

Lounge

15' 8" x 10' 3" (4.78m x 3.12m)

Double glazed window to front with built window shutters. Feature fireplace with gas fire, two radiators.

Conservatory

15' 11" x 8' 10" (4.85m x 2.69m)

UPVC, fitted blinds and UV in the roof, radiator, doors open out onto the patio area and garden.

Kitchen/Breakfast Room

15' 11" x 9' 3" (4.85m x 2.82m)

The kitchen has a range of wall and base units with work surfaces over, eye level oven, five ring gas hob with extractor fan, breakfast bar, space for dining table and chairs radiator.

Utility

7' 8" x 8' 4" (2.34m x 2.54m)

Double glazed window to front. Wall and base units, space and plumbing for washing, space for tumble dryer.





Rear Porch

9' 6" x 2' 10" (2.90m x 0.86m)
Door to front, double glazed windows to side and rear, door into the utility.

Landing

Stairs from the ground floor. Double glazed window to front. built in cupboard with wall hung boiler, doors to all rooms.

Bedroom One

11' 10" x 9' 3" (3.61m x 2.82m)
Double glazed window to rear. Built in wardrobes, radiator.

Bedroom Two

10' 6" x 9' 3" (3.20m x 2.82m)
Double glazed window to rear. Built in wardrobes, loft hatch, radiator.

Bedroom Three

7' 1" x 7' 1" (2.16m x 2.16m)
Double glazed window to front. Radiator.

Bathroom

Double glazed window to front. Wash hand basin with storage cupboards, WC, P shaped bath with shower over, heated towel rail, fully tiled, shaver point.

Loft Space

Partially board with a loft ladder.

Front Garden

The front garden is low maintenance. Block paved path and drive with stone chipped area.

Rear Garden

The rear enclosed garden has a patio area with room for table and chairs, lawn, raised flower beds and pond.

Parking

There is off road parking next to the house.

Services

Mains electric, gas, water and drainage.

Council Tax Band D

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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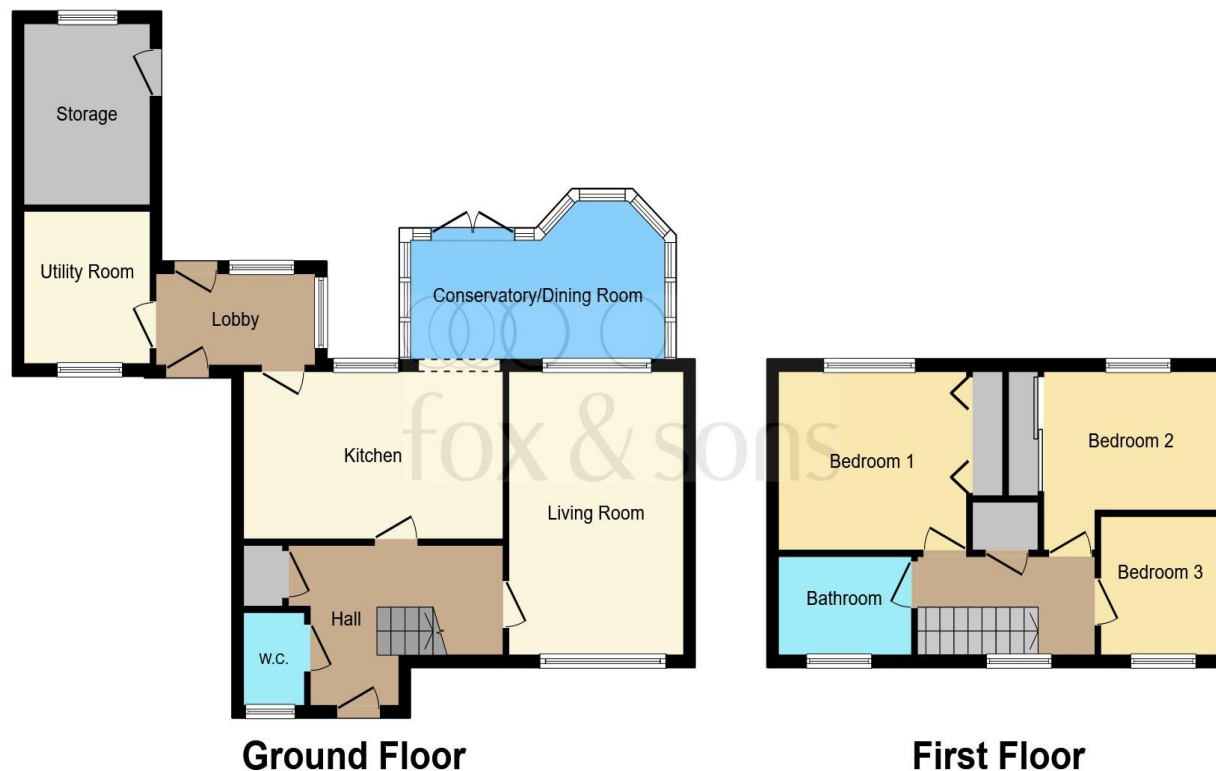
Marguerite Road, Tiverton

- Detached Three Bedroom Home
- Modern Kitchen/Diner
- Spacious Lounge & Conservatory
- Utility room & storage room
- Council Tax Band D

Tenure: Freehold EPC Rating: D

guide price

£375,000



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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