



Alsa Brook Meadow, Tiverton EX16 6RY

welcome to

Alsa Brook Meadow, Tiverton

Immaculately presented four bedroom family home located on the edge of Tiverton. In brief the accommodation comprises of a modern open plan kitchen/diner, dual aspect lounge, master with en-suite and cloakroom. Rear enclosed garden, driveway, and garage.

Description

Fox and sons are delighted to present you this beautifully presented family home arranged over three floors, situated on the edge of Tiverton. On entering the property slip your shoes off into the welcoming hallway. The heart of the home is the open plan kitchen/ diner. The current owners have made this a beautiful space with a modern fitted kitchen and island. Patio doors here lead into the rear garden.

Completing the ground floor is a cloakroom and under stairs cupboard.

The first-floor accommodation has a large dual aspect lounge with a Juliet balcony overlooking the rear garden. Two bedrooms are found on this floor, the current owners use one as an office and the other as a walk-in dressing room. The accommodation can be very versatile.

On the second floor is the master bedroom with an en-suite and the second bedroom. Both are of a good size. Completing the accommodation is a newly fitted shower room.

Externally the lovely rear garden is fully enclosed with a patio area and artificial grass. The property further benefits from garage and off-road parking.

Entrance Hall

Doors to cloakroom and kitchen. Under stairs cupboard. Stairs rise to first floor.

Cloakroom

Double glazed window to front, WC, wash hand basin, radiator.

Kitchen/ Diner

20' 5" x 19' 6" (6.22m x 5.94m)
Double glazed windows to front and rear. The modern fitted kitchen has a range of wall and base units with work surfaces over, single bowl sink and drainer, built in dishwasher and fridge/freezer, island with base units, space for large dining table, radiator, patio doors to rear.

First Floor

Stairs from the ground floor. Doors to all rooms, stairs to second floor.

Lounge

20' 6" x 10' 6" (6.25m x 3.20m)
Double glazed window to front and Juliet balcony to rear. Dual aspect, two radiators.





Bedroom Three

8' 5" x 8' 7" (2.57m x 2.62m)
Double glazed window to rear. Radiator.

Bedroom Four

8' 7" x 4' 11" (2.62m x 1.50m)
Double glazed window to front. Radiator.

Second Floor

Stairs from first floor. Doors to all rooms.

Bedroom One

13' 10" x 9' 8" (4.22m x 2.95m)
Double glazed window to front, radiator, door to en-suite.

En-Suite

Wash hand basin, WC, shower cubicle, heated towel rail, extractor fan.

Bedroom Two

Double glazed window to rear. Radiator.

Shower Room

Double glazed window to rear. Wash hand basin, WC, shower cubicle, heated towel rail, built in cupboard.

Rear Garden

To the rear of the property there is a patio area, artificial grass, gate giving rear access to the property, door into the garage.

Garage

Up and over door.

Driveway Parking

Parking in the front of the garage.

Services

Mains electric, gas, water and drainage

Council Tax Band C

Agents Note

Management Fee - Approx £200 per annum.

Location

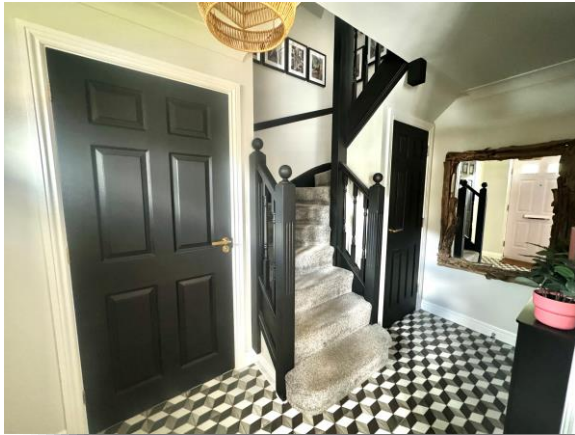
Situated within the popular Moorhayes park area within close proximity to Tesco Express, daycare nursery and Moorhayes community centre. Local primary and secondary schools are also in close proximity. Tiverton is a thriving market town with an excellent range of educational facilities and shops. Tiverton 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

Alsa Brook Meadow, Tiverton

- Four Bedroom Family Home
- Stunning Open Plan Kitchen/ Diner
- Dual Aspect Lounge
- Rear Enclosed Garden
- Council Tax Band C

Tenure: Freehold EPC Rating: C

guide price

£330,000



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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TVT105349 - 0003

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