



**Atherton Way, Tiverton EX16 4EW**

**welcome to**

## **Atherton Way, Tiverton**

Located in the popular Canal Hill area of Tiverton you will find this superb four bedroom family home offering spacious accommodation throughout. In brief the property benefits from a large lounge, kitchen/ diner, snug, master with ensuite and balcony. Front and rear gardens, driveway and garage.

### **Description**

Situated at the end of a cul of sac while enjoying views of the Grand Western Canal and beyond, you will find this well presented four bedroom link detached home. Upon approaching the property is a lovely well maintained front garden, laid to lawn with mature shrubs.

On entering the property through a handy porch which is great to slip off your shoes and coats. The ground floor features a large front aspect lounge, ideal for relaxing and unwinding. There is an open plan kitchen/diner with an archway to the snug, creating a seamless flow between the rooms. The kitchen is modern and well-equipped, making it the heart of the home where family and friends can gather. The current owner uses the snug as his own sports lounge. Completing the downstairs accommodation is a cloakroom.

Upstairs, the master bedroom is superb with its own en-suite shower room and balcony, perfect for enjoying a morning coffee while taking in the stunning views. There are three others bedrooms, all of which are serviced by a family bathroom.

Externally the rear enclosed garden is landscaped and provides a little tranquil oasis mainly laid to lawn and patio area. Furthermore the property has driveway parking and an integral garage.

Viewing is highly advised to appreciate all this property has to offer!

### **Entrance Porch**

UPVC sliding door to front. Wooden main door into entrance hall.

### **Entrance Hall**

Doors to all rooms, stairs rise to first floor. UPVC door to rear garden.

### **Cloakroom**

Double glazed window to rear, WC, wash hand basin.

### **Lounge**

17' 6" x 12' 1" ( 5.33m x 3.68m )  
Double glazed window to front and side. Radiator.

### **Kitchen/ Diner**

17' 6" x 9' 3" ( 5.33m x 2.82m )  
Double glazed window to rear and archway into the snug. The modern fitted kitchen is equipped with a range of wall and base units with work top over.

### **Snug**

11' 11" x 9' 5" ( 3.63m x 2.87m )  
Double glazed window to rear and patio doors to side. Current owner uses it as his own sports lounge.





### **Bedroom One**

16' 8" Max x 10' 10" Max ( 5.08m Max x 3.30m Max )  
Double glazed window to side and sliding doors leading out to the balcony. Built in wardrobes.  
Radiator

### **Ensuite**

Double glazed window to rear. WC, wash hand basin, shower cubicle and heated towel rail.

### **Bedroom Two**

15' 6" x 9' 7" ( 4.72m x 2.92m )  
Dual aspect double glazed windows to rear, built in wardrobes. Radiator.

### **Bedroom Three**

9' 1" x 7' 9" ( 2.77m x 2.36m )  
Double glazed window to front, radiator. Built in cupboard.

### **Bedroom Four**

9' 7" Max x 9' 1" ( 2.92m Max x 2.77m )  
Double glazed window to front, radiator. Built in cupboard.

### **Family Bathroom**

Double glazed window to rear. shower cubicle, bath, WC, bidet, wash hand basin and heated towel rail.  
Extractor fan.

### **Front Garden**

Mainly laid to lawn with mature shrubs.

### **Rear Garden**

The rear garden is mainly laid to lawn with a patio area.

### **Garage**

Up and over door and UPVC door to front garden.  
Door into entrance hall. Power and light. Wall hung boiler.

### **Driveway Parking**

### **Services**

Mains gas, electric, water and drainage.

Council Tax Band E

### **Location**

The property is well situated in a very popular residential area on the outskirts of Tiverton. Situated nearby is the Grand Western Canal, along the towpath of which there are some lovely walks. A bus stop with regular service in to the centre of the town is within close proximity

### **Office Hours**

Monday - Friday 9am- 6pm  
Saturday- 9am- 4pm  
Sundays - Closed



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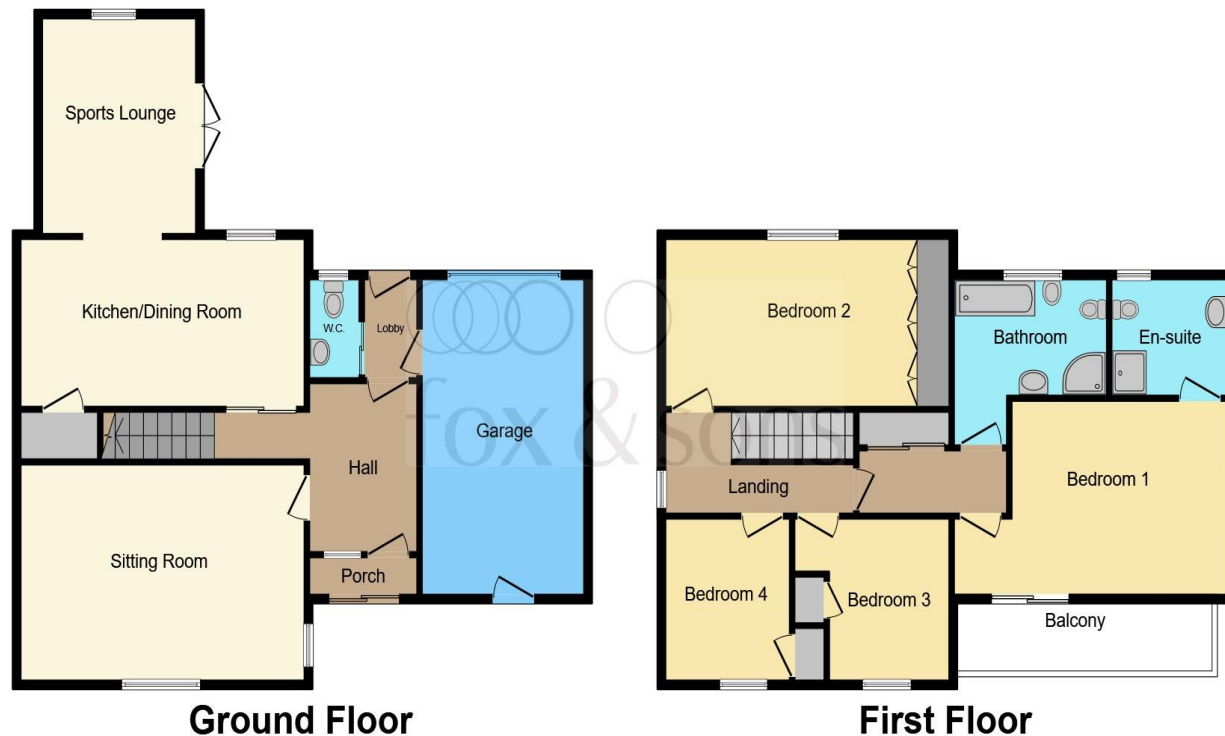
welcome to

## Atherton Way, Tiverton

- Four Bedroom Family Home
- Large Lounge
- Open Plan Kitchen/ Dining/ Living Area
- Master with Ensuite
- Council Tax Band E

Tenure: Freehold EPC Rating: D

**£495,000**



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](http://www.focalagent.com)

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