



Hill Crest, Tiverton EX16 6AT

welcome to

Hill Crest, Tiverton

Located in a Cul De Sac position is this semi detached three bedroom home offering potential to improve & extend. (STTPP) In brief the accommodation includes a kitchen, lounge/diner and conservatory. Three spacious bedrooms. Off Road parking & a rear enclosed garden. NO CHAIN.

Description

Offered to the market with no onward chain is this fantastic three bedroom semi detached house which occupies a corner plot. Located close to the centre of Tiverton yet with the benefit of off road parking. On entering this property is an entrance hall way which leads to fitted kitchen which would benefit from modernisation. There is a good size dual aspect lounge/ diner with fire place, doors lead out the conservatory. The ground floor is completed by a useful cloakroom and a rear lobby area. On the first floor are three spacious bedrooms and a family bathroom with a shower cubical and a bath.

Externally this property benefits from a generous garden which is mainly laid to lawn. This property would lend it self to an extension subject to the necessary permissions. To the front of the property is a driveway providing plenty of parking. This family home further benefits from gas central heating and double glazing.

Entrance Hall

Door to front. Stairs to first floor, radiator.

Cloakroom

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

Lounge/Diner

22' 3" Max x 11' 11" Max (6.78m Max x 3.63m Max)
Double glazed window to front with patio doors to the rear. Fireplace, space for dining table and chairs, two radiators.

Kitchen

17' 2" Max x 9' 4" (5.23m Max x 2.84m)
Double glazed windows to front and rear. The kitchen has a range of wall and base units with work surfaces over, stainless steel one and a half bowl sink and drainer, tiled splash back, built in electric oven with five ring gas hob, integrated dishwasher and freezer, space for washing machine, under stairs cupboard, radiator.

Utility

5' 11" x 4' 3" (1.80m x 1.30m)
Double glazed window to rear and door to side, wall hung boiler, space for a tumble dryer, door to cloakroom

Conservatory

11' 2" Max x 9' 4" Max (3.40m Max x 2.84m Max)
UPVC, patio doors to side, radiator.





Landing

Double glazed window to front. Stairs from ground floor, doors to all rooms, loft hatch.

Bedroom One

12' 4" Max x 11' 10" Max (3.76m Max x 3.61m Max)
Double glazed window to rear. Radiator.

Bedroom Two

12' 11" Max x 9' 8" Max (3.94m Max x 2.95m Max)
Double glazed window to front. Radiator.

Bedroom Three

9' 5" x 9' 2" (2.87m x 2.79m)
Double glazed window to rear. Radiator.

Bathroom

Double glazed window to side. Wash hand basin, WC, bath with shower attachment, shower cubicle, fully tiled.

Rear Garden

To the rear of the property there is a patio area, lawn and stone areas, garden shed and side access.



Services

Mains electric, gas, water and drainage.

Council Tax Band B

Location

Located not far from the centre 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

Agents Note

This property contains spray foam in the roof interested parties must satisfy themselves with regard to any mortgage provision and should make further enquiries to ensure that the property meets your requirements before proceeding to expend costs. Please ask the branch for more details.



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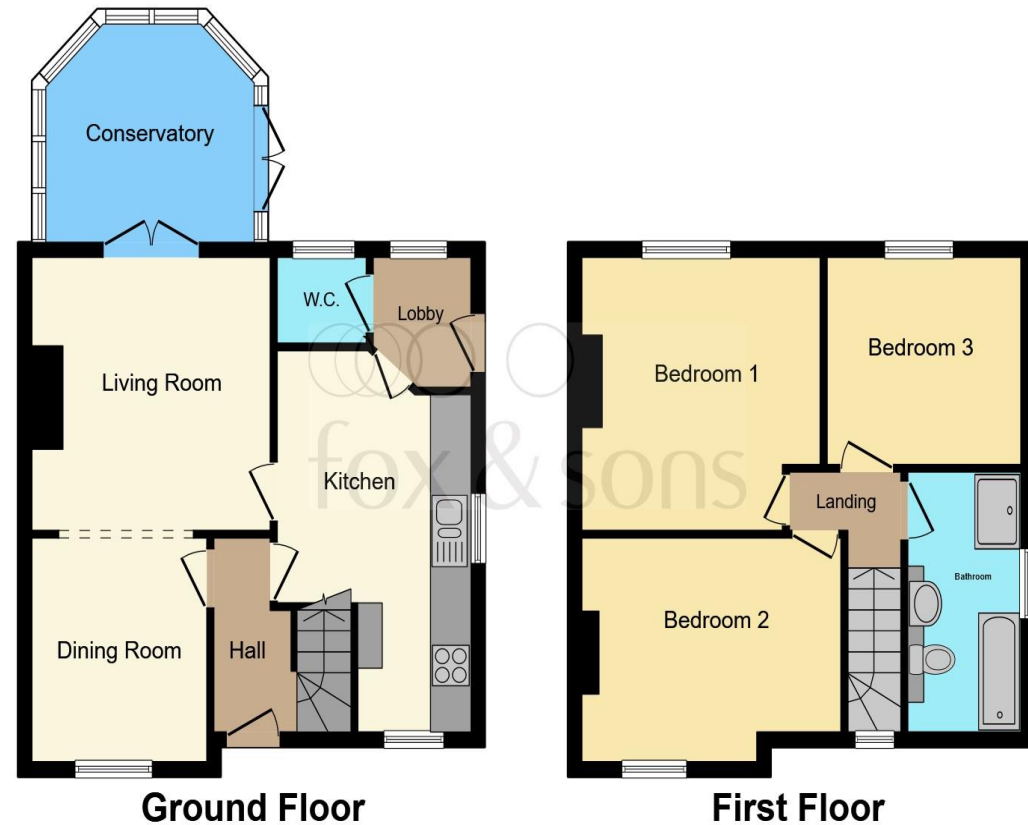
Hill Crest, Tiverton

- Three Bedroom Semi Detached House
- Lounge, Dining Area & Conservatory
- Potential to extend STPP
- Large Rear Garden
- Council Tax Band B

Tenure: Freehold EPC Rating: Awaited

guide price

£230,000



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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Property Ref:
TVT105299 - 0002

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