



Magnolia House Blackerton Cross, East Anstey Tiverton EX16 9JT

welcome to

Magnolia House Blackerton Cross, East Anstey Tiverton

Rural yet accessible is this four bedroom semi-detached home with outstanding far reaching views of the beautiful Exmoor countryside. There are two receptions rooms, a great family kitchen/dining/ living space, utility and downstairs WC. Master with en-suite shower room. Parking & superb garden.

Description

Located in a tucked away position enjoying superb views over Exmoor this property is one not to be missed. Upon opening the front door into a grand hallway with storage. To the front is a cosy lounge which overlooks to the communal front lawn. To the rear of the property is a superb family room which really is the heart of this home warmed by a wood burning stove. With a modern well appointed kitchen, space for a dining table and sofa. Bi fold doors fully open to lead out to the garden. This superb room offers unspoilt views of the countryside and the rear private garden. Completing the ground floor is a further reception room which would make an ideal office or bedroom perhaps. There is a utility room and large cloakroom. Upstairs you will find four bedrooms, stairs spilt to the left where you will find a double bedroom which enjoys the views over Exmoor. This bedroom benefits from a walk in wardrobe. The other three bedrooms are to the right of the staircase, bedroom one has a en-suite shower room. Completing the first floor is a family bathroom with bath and shower. Externally this property benefits hugely from a fantastic garden. There is a great paved area for dining alfresco, steps lead down to the garden which is mainly laid to lawn. There are mature trees and a garden shed. This property benefits from private off road parking as well as allocated spaces for visitors. Viewing is advised to appreciate all this property has to offer.

Entrance Hall

Double glazed window and door to front. Large entrance hall with two built in cupboards. Stairs rise to first floor and doors provided to all rooms.

Cloakroom

Wash hand basin, WC, radiator and large cupboard.

Lounge

17' 6" Max x 12' 6" Max (5.33m Max x 3.81m Max)
Large double glazed window to front. Electric fire and surround. Radiator.

Kitchen

13' 2" x 7' 3" (4.01m x 2.21m)
Two double glazed windows to side and opening into dining area with breakfast bar. The modern fitted kitchen is well equipped with a range of wall and base units with work top over and tiled splash back. Stainless steel 1 1/2 bowl sink and drainer, range style cooker and extractor hood. Door to utility room.

Dining/ Living Room

22' 4" Max x 18' 8" Max (6.81m Max x 5.69m Max)
Double glazed windows to rear and side. Bi-fold doors to side opening out to the rear garden. Wood burning stove with feature wall. Built in storage cupboard, two radiators and space for a large dining table.

Utility

8' 11" x 8' 4" (2.72m x 2.54m)
Double glazed window to side. Wall and base units with work top over. Stainless steel 1 bowl sink and drainer. Wall hung boiler in cupboard.





Office

11' 8" x 6' 7" (3.56m x 2.01m)
Double glazed window to rear, radiator.

Landing

Left Landing from the split staircase has a radiator and door to bedroom. The main landing provides access to the other bedrooms and bathroom. Loft access and radiator. Two Velux windows to either side.

Bedroom One

15' 9" x 11' 10" (4.80m x 3.61m)
Five Velux windows, radiator and walk in wardrobe.

Bedroom Two

10' 7" x 12' 7" (3.23m x 3.84m)
Double glazed window to front, radiator and door to en-suite.

Ensuite

Velux window to front, shower cubicle, WC, wash hand basin and shaver point. Part tiled.

Bedroom Three

11' 3" x 11' 10" (3.43m x 3.61m)
Double glazed window to rear and side. Radiator.

Bedroom Four

8' 10" x 11' 10" (2.69m x 3.61m)
Double glazed window to front. Radiator.

Bathroom

Double glazed window to rear. Shower cubicle, bath, WC, wash hand basin and radiator.

Rear Garden

The lovely rear garden has a large patio area, perfect for entertaining and taking in the breathtaking views. Seven steps lead down to the lawn area where it backs onto open fields. There is a summerhouse and a pathway to the rear providing access to the front.

Parking

Off road allocated parking as well as visitors parking bays.

Services

Mains electric and water
Septic Tank
LPG Gas

Council Tax Band D

Special Features

The property benefits from a newly fitted boiler which has a 10 year guarantee and double glazing throughout which was put in approximately two years ago.

Location

This property gives the feel of being very rural with great views but is not isolated, with strong road links. The nearest town is Dulverton where you will find all of your essentials, with a butchers, delicatessen and convenience store. In Dulverton there are also schools, a vets, doctors, hairdressers, pubs, restaurants and garage. Tiverton and South Molton are also very accessible being an equal distance from this property.

The Market Town of Tiverton has a range of amenities and leads to Junction 27 of the M5 motorway where there is a train station with line to Paddington.

Office Hours

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



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welcome to

Magnolia House Blackerton Cross, East Anstey Tiverton

- Mid Terrace Four Bedroom House
- Fantastic Far Reaching Views
- Modern Kitchen & Utility Room
- Sociable Open Plan Lounge/Diner
- Council Tax D

Tenure: Freehold EPC Rating: D

guide price

£375,000



Ground Floor



First Floor

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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01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



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