



**Filberts .,Tiverton EX16 4NT**

**welcome to**

## **Filberts ., Tiverton**

A Charming Three-Bedroom Semi-Detached Cottage in the Heart of a Picturesque Village. In brief there are two reception rooms, a modern kitchen. En-suite to master & family bathroom. Extra bedroom with bathroom in the garden. Enclosed gardens. No chain.

### **Description**

Nestled on the outskirts of Tiverton in the village of Ash Thomas, you will find this delightful three-bedroom semi-detached cottage. A true gem that exudes character and charm. Available for sale with no ongoing chain, this home is perfect for those looking to embrace village life.

As you step inside, you'll be greeted by stunning exposed beams and beautiful period features that give this property an inviting and warm atmosphere. The ground floor boasts two spacious reception rooms: a cozy lounge, complete with a log burner perfect for chilly evenings, and a lovely dining room that is ideal for entertaining family and friends.

The well-appointed modern kitchen features a pantry for additional storage and conveniently connects to a utility room/WC, adding practicality to your daily living. Upstairs, you'll discover three comfortable bedrooms, including two generously sized doubles. The master bedroom featuring an en-suite shower room and a private balcony that offers serene views over your private garden. The shower room could benefit from updating. A dressing room and a family bathroom complete the upstairs accommodation.

Set within wrap-around gardens, this property offers a great space for relaxation and enjoyment. The garden is predominantly laid to lawn, with mature trees and shrubs. In addition, an inviting detached building with its own bedroom and bathroom which provides perfect guest accommodation or a private retreat for a teenager. This versatile space could also easily serve as a home office, for those who work at home. This overlooks the garden of the property.

With its characterful interior and beautiful outdoor space, these properties not to be missed! Arrange your viewing today to experience the charm and warmth of this home.

### **Cloakroom/ Utility**

Double glazed window to side, WC, wash hand basin, tiling and wall hung boiler.

### **Lounge**

13' 9" x 16' 3" Max ( 4.19m x 4.95m Max )

Double glazed window to front with window seat, fireplace with wood burner, telephone and TV point, and radiator.

### **Reception Room**

15' 7" x 14' 6" Max ( 4.75m x 4.42m Max )

Double glazed window to front, wooden door to front, under stairs cupboard, and wood burner.

### **Kitchen/ Diner**

10' 2" x 14' 9" ( 3.10m x 4.50m )

Double glazed window to side. Fitted kitchen with a range of wall and base units. Stainless steel sink and drainer with 1 1/2 bowl. Work surfaces and tiling. Space for range style cooker, radiator.

### **Larder**

Double glazed window to rear, work surfaces with tiling.





### **Landing**

Loft access

### **Bedroom One**

Double glazed door to balcony, Vellum style window, walk in wardrobe and radiator.

### **Ensuite**

Double glazed window to side, shower cubicle, part tiling, WC, extractor fan, and heated towel rail.

### **Bedroom Two**

10' 9" x 16' 4" Max ( 3.28m x 4.98m Max )

### **Bedroom Three**

14' 4" x 6' 11" ( 4.37m x 2.11m )

Double glazed window to front, and radiator.

### **Bathroom**

Velux style window, bath with shower over, wash hand basin and WC.

### **Rear Garden**

Enclosed rear garden with patio area and pond. Laid to lawn with vegetable patch, summer house, shed and greenhouse. The total garden is approx. 0.19 acres.

### **Garage**

Folding doors, power and light, double glazed door to side.

### **Annexe**

20' 11" x 13' 2" ( 6.38m x 4.01m )

One bedroom annex over the garage, with Velux style windows. Double glazed doors to Juliette balcony, Bathroom with WC, bath with shower over, and heated towel rail.

### **Parking**

There is off street parking for up to two vehicles.

### **Services**

Mains electric and water

Septic tank - please ask the branch for more details.

Council Tax Band E

### **Agents Notes**

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.

### **Location**

Monday - Friday 9am - 6pm

Saturday 9am - 4pm

Sunday Closed

### **Office Hours**

Monday - Friday 9am - 6pm

Saturday 9am - 4pm

Sunday Closed



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## Filberts ., Tiverton

- Semi Detached Character Cottage
- Four Bedrooms
- Two En-Suite Rooms
- Lovely Gardens
- NO CHAIN

Tenure: Freehold EPC Rating: F

guide price

**£425,000**



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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