



The Deanes, Tiverton EX16 5GT



welcome to

The Deanes, Tiverton

Located in a small cul de sac is this beautifully presented detached bungalow. In brief the accommodation includes, spacious entrance hall, two double bedrooms, lounge/diner, and conservatory. Newly fitted kitchen & shower room. Garage/storeroom and driveway parking. Front & Rear Gardens.

Description

We are delighted to present this lovely, detached bungalow, located in a small cul de sac in the sought-after Westexe area of Tiverton. As you step inside, you'll be greeted by a spacious entrance hall that sets the tone for the rest of the property. The modern kitchen has been recently fitted, featuring a range of wall and base units, providing ample storage and worktop space. The kitchen benefits from built in appliances. The lounge/diner is a light and airy space, thanks to its double aspect windows. Patio doors lead out to the conservatory which is also a new addition to this home. The garden is low maintenance perfect for entertaining or simply enjoying a glass of wine in the evening.

The two double bedrooms are tastefully decorated and offer plenty of space for furniture and relaxation. The shower room is accessible being a wet floor shower room, this property would suit a wheelchair user being all level with no steps.

Outside, the property benefits from off-road parking and a garage/ storeroom. The front garden is lawn, with a pathway leading to the front and the rear enclosed garden is easy to look after. There is currently a large storage shed in the garden which could be negotiable or removed. If removed this creates more space in the garden.

Entrance Hall

The front door opens into a spacious hallway. With built in cupboards, access to the loft and doors to all rooms.

Lounge

15' 11" Max x 14' 3" Max (4.85m Max x 4.34m Max)
Double glazed window to rear. Double doors opening into the conservatory, television point, two radiators. Space for a dining table.

Kitchen

9' 8" x 8' 11" (2.95m x 2.72m)
Double glazed window to rear. The newly fitted kitchen has a range of wall and base units with work surfaces over, and under cabinet lighting. One and a half bowl sink and drainer, tiled splash back, eye level oven with gas hob and extractor fan, integrated fridge/freezer, washing machine, wall hung gas central heating boiler.





Bedroom One

12' Max x 9' 7" Max (3.66m Max x 2.92m Max)
Double glazed window to front. Television point, spotlights, radiator.

Bedroom Two

8' 8" x 9' 6" (2.64m x 2.90m)
Double glazed window to front. Radiator.

Wet Room

Double glazed window to side. the wet room is fully aqua boarded with a wash hand basin, WC, shower, radiator, extractor fan.

Loft Space

The loft is boarded with a ladder.

Conservatory

8' 7" x 11' 11" (2.62m x 3.63m)
The conservatory has power and lighting.

Gardens

To the front is a lawned garden and to the rear of the property there is a low maintenance garden with a patio area. There is a large shed which is negotiable this may be removed which creates extra garden space.

Garage/ Storeroom

A newly constructed garage, with two opening doors at the front and a upvc door leading into the garden. A great space for storage.

Parking

Driveway parking for two cars.

Services

Mains electric, gas, water and drainage.

Council Tax Band B

Location

Situated in the Westexe area close to amenities, St Johns Primary School, Heathcoat Primary School and Tiverton High School are all within walking distance. Westexe recreation ground is also close by. 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

The Deanes, Tiverton

- Two-bedroom detached bungalow
- Lounge/Diner
- Newly Fitted Kitchen with integrated appliances
- Wet floor shower room
- Garage/Storeroom & driveway parking

Tenure: Freehold EPC Rating: C

£275,000



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