



Fairby Close, TIVERTON EX16 6AB

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Fairby Close, TIVERTON

Located in the Moorhayes area of Tiverton is this very well presented three-bedroom home. In brief the accommodation comprises of cloakroom, spacious lounge and a modern fitted kitchen/diner. Three bedrooms & a family bathroom. Rear enclosed garden, Parking & Garage.

Description

Tucked away in Fairby Close is this well presented three-bedroom mid terrace home. Pedestrian access leads to the front door which opens into an entrance hallway which provides access to all rooms. To the front is a useful cloakroom and a kitchen/diner which is well equipped. There is a spacious lounge which overlooks the rear garden. Upstairs there are three bedrooms, two of which are double bedrooms with built in wardrobes and a family bathroom. Externally there is a small front garden and a rear enclosed garden which has a summer house. There is also a garage and off-road parking. Viewing is highly advised of this three-bedroom home.

Entrance Hall

Door to front, stairs to first floor. telephone point.

Cloakroom

Double glazed window to front. Wash hand basin, WC, radiator.

Lounge

15' 2" x 15' 1" (4.62m x 4.60m)
Double glazed window to rear. Built in cupboard, two radiators, patio doors to rear garden.

Kitchen

10' 3" x 8' 1" (3.12m x 2.46m)
Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, stainless steel sink and drainer, electric oven with gas hob and extractor fan, integrated fridge/freezer, washing machine and dish washer, spotlights, space for dining table and chairs.





Landing

Stairs from ground floor, airing cupboard, doors to all rooms, radiator.

Bedroom One

8' 7" x 13' 11" (2.62m x 4.24m)
Double; glazed window to rear. Built in wardrobes, radiator.

Bedroom Two

8' 7" x 9' 5" (2.62m x 2.87m)
Double glazed window to front. Built in cupboards, radiator.

Bedroom Three

10' 3" x 6' 2" (3.12m x 1.88m)
Double glazed window to rear. Radiator.

Bathroom

Double glazed window to front. Wash hand basin, WC, bath with shower over, heated towel rail, shaver point, spotlights.

Loft Space

The lofted is boarded with a light and ladder.

Rear Garden

to the rear of the property is a patio area, summer house and side access.

Parking

Allocated parking space, with garage in a nearby block.

Services

Mains electric, gas, water and drainage.

Council Tax Band C

Location

Situated within the popular Moorhayes park area within close proximity to Tesco Express, daycare nursery and Moorhayes community centre. Local primary and secondary schools are also in close proximity. 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).

Agents Note

The garage is in a nearby block and is leasehold. The lease has 100 years from 2005.

Office Hours

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



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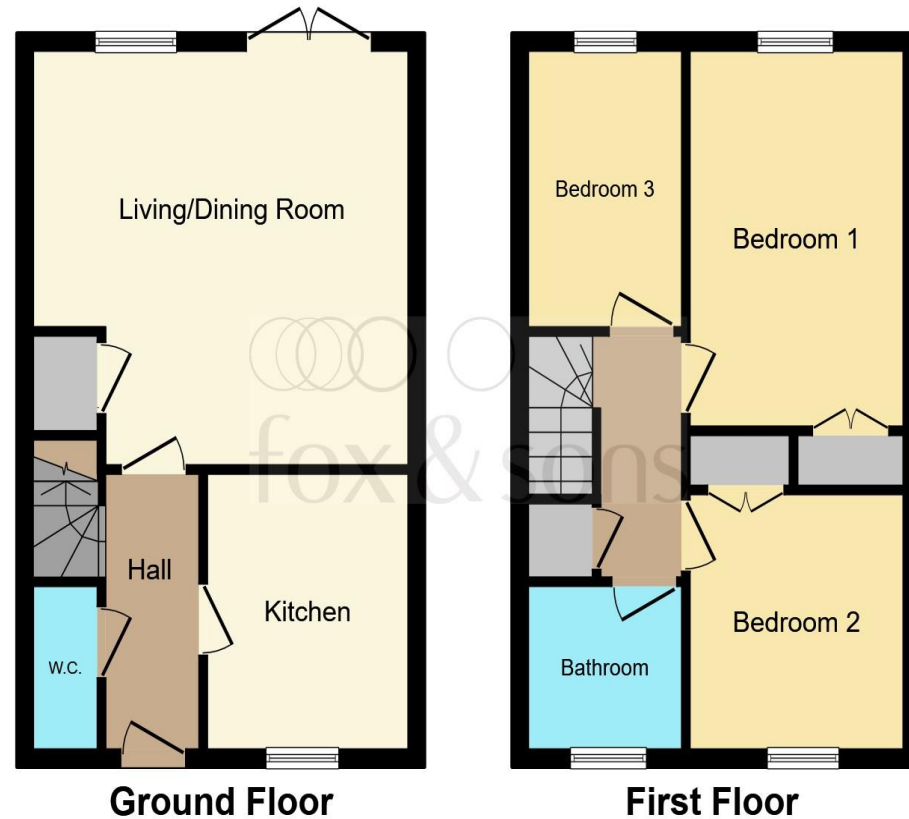
Fairby Close, TIVERTON

- Three Bedroom Mid Terrace Home
- Kitchen/Diner
- Spacious Lounge
- Front & Rear Gardens
- Gas Central Heating & Double Glazing

Tenure: Freehold EPC Rating: Awaiting

guide price

£260,000



Total floor area 71.7 m² (772 sq.ft.) approx

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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