



Lace Crescent, TIVERTON EX16 5FH



welcome to

Lace Crescent, TIVERTON

A well presented three bedroom family home with master en-suite, spacious lounge, modern kitchen/diner and cloakroom. Private drive and rear enclosed garden.

Auctioneer's Comments

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Description

Located to the west of Tiverton within the popular Rackenford Meadows is this fantastic semi detached modern home. Upon opening the front door, you are greeted by a welcoming entrance hall with doors to all rooms. The modern kitchen/diner is front aspect and is well equipped with a range of wall and base units. To the rear is a great family living space which is dual aspect and leads out to the rear enclosed garden. Completing the ground floor is a cloakroom. Stairs lead to the first floor where you will find two bedrooms a bathroom and a further set of stairs. The bedrooms are well proportioned. On the second floor is the showstopper! A large double bedroom occupying the whole top floor with an ensuite shower room and dressing area. Externally this property has plenty of off road parking and a super rear enclosed garden. The garden is fully enclosed, lawn to laid with a wooden garden shed. This home comes with the peace of mind of the remainder of a 10-year new home warranty and is offered to the market with no onward chain.





Entrance Hall

Door to front. Built in cupboard, radiator.

Cloakroom

Wash hand basin, WC, extractor fan.

Lounge

14' x 12' 6" (4.27m x 3.81m)

Patio doors to rear. Television and telephone points, radiator.

Kitchen

12' 4" x 8' 10" (3.76m x 2.69m)

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 and gas hob with extractor hood, radiator.

Landing

Stairs from the ground floor. Double glazed window to front, doors to all rooms, radiator.

Bedroom One

19' 4" Max x 10' 5" Max (5.89m Max x 3.17m Max)

Double glazed window to front. Built in wardrobes, Please note there is restricted head height in this room.

En-Suite

Velux style window. Wash hand basin, WC, shower cubicle, heated towel rail, extractor fan, loft hatch.

Bedroom Two

12' 7" x 13' 11" (3.84m x 4.24m)

Double glazed window to rear. Radiator.

Bedroom Three

9' 5" x 7' 1" (2.87m x 2.16m)

Double glazed window to front. Radiator.

Bathroom

Wash hand basin, WC, bath with shower over, heated towel rail, extractor fan.

Rear Garden

The rear garden is laid to lawn with a patio area, decked area and two sheds.

Parking

A private drive leads to the parking.

Services

Mains electric, gas, water and drainage.

Council Tax Band C

Remus Estate Management Fee approx £15.80 per month

Location

Located on the edge 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



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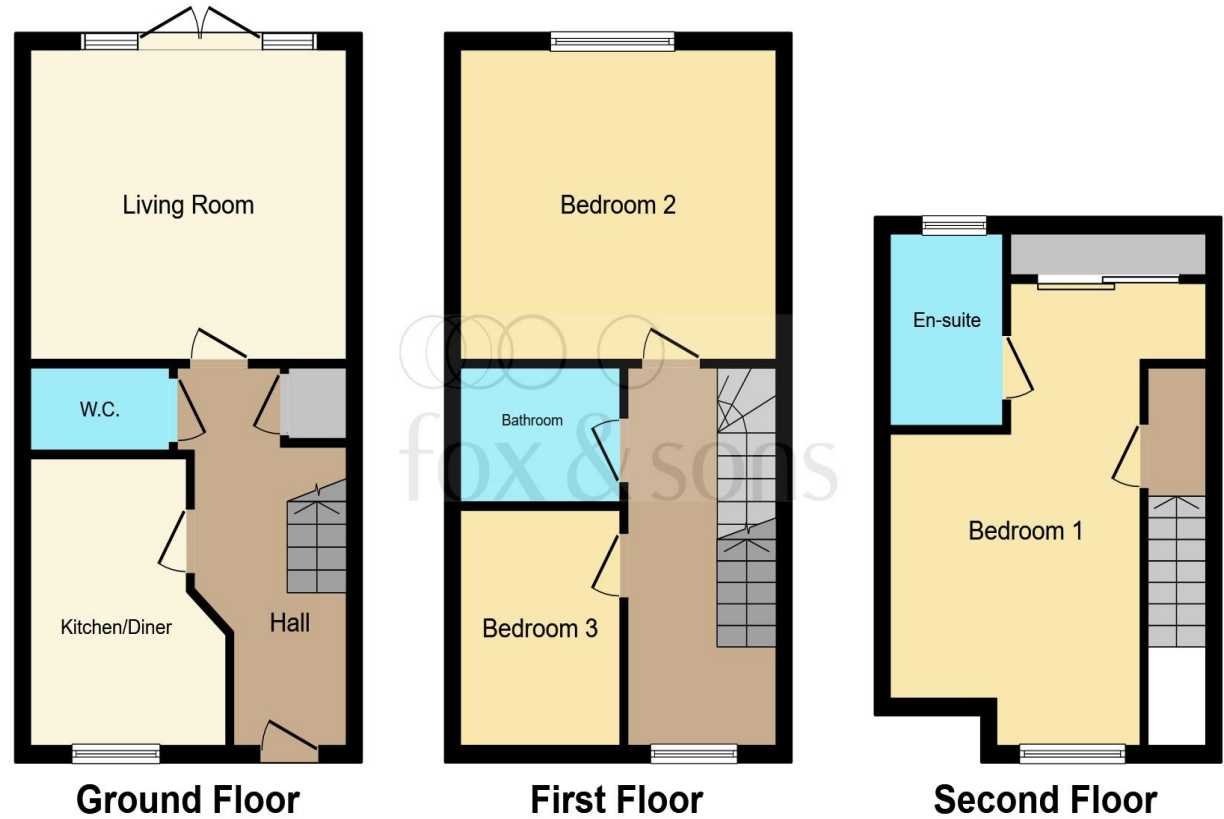
Lace Crescent, TIVERTON

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Family Home
- Kitchen/Diner

Tenure: Freehold EPC Rating: B

guide price

£240,000



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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