



Courtney Road, TIVERTON EX16 6EE


fox & sons

welcome to

Courtney Road, TIVERTON

Book to view this super three bedroom home which is located in Courtney Road. In brief the accommodation includes a spacious lounge, family kitchen/diner and shower room downstairs. Three bedrooms and a family bathroom. Front and Rear gardens, street parking.

Description

If you are looking for your first home, look no further welcome home. Conveniently located within easy reach of the centre of Tiverton, is this well presented family home. Upon entering, you're greeted by a spacious front-aspect lounge which is lovely and light with a large window. The heart of the home is the generous kitchen/diner which is spacious. To the rear is a practical porch. Completing the ground floor you'll find a convenient downstairs shower room with WC, as well as access to the side passage and rear garden.

Venture upstairs to discover three well-proportioned bedrooms, two spacious doubles and a single. Completing the first floor is a family bathroom.

Externally, the property boasts a front garden, while the rear enclosed garden provides a fully enclosed space perfect for outdoor enjoyment. Additional comforts include double glazing throughout and gas central heating. Call Fox & Sons today to arrange your viewing.

Lounge

15' 11" x 12' 1" (4.85m x 3.68m)
Double glazed window to front. UPVC door to front. Stairs to first floor and radiator.

Kitchen

15' 11" x 9' 11" (4.85m x 3.02m)
Double glazed window to rear. The kitchen is equipped with a range of wall and base units with worktop over. There is a stainless steel sink 1 bowl and drainer. Built in oven and electric hob. Space for washing machine, dishwasher, and fridge/ freezer. Space for dining room table.

Inner Porch

Two double glazed doors to side, one leads to the rear garden and the other door leads to the alleyway providing access to the front. Door to shower room.

Downstairs Shower Room

Double glazed window to rear and side. Walk in shower cubicle, WC, wash hand basin, heated towel rail and extractor fan.





Landing

Doors to all rooms, radiator and loft hatch.

Bedroom One

12' 2" x 9' 6" (3.71m x 2.90m)

Double glazed window to front and built in wardrobes.

Bedroom Two

11' 7" Max x 10' (3.53m Max x 3.05m)

Double glazed window to rear, radiator and built in cupboard housing the central heating boiler.

Bedroom Three

9' Max x 7' 2" Max (2.74m Max x 2.18m Max)

Family Bathroom

Double glazed window to rear. Bath with shower over, WC, wash hand basin, heated towel rail and extractor fan.

Front Garden

Low maintenance front garden.

Rear Garden

The rear garden is enclosed and low maintenance. Laid to patio and has a veranda.

Services

Mains gas, electric, water and drainage.

Council Tax Band B

Location

Located not far from the centre of the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, surgeries. One primary school is in close reach to the property called Two Moors Primary. 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.

Opening Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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welcome to

Courtney Road, TIVERTON

- Three Bedroom Mid Terrace Home
- Spacious Lounge
- Kitchen/ Diner
- Family Bathroom & Shower Room
- Front & Rear Gardens

Tenure: Freehold EPC Rating: C

offers in excess of

£240,000



Total floor area 76.8 m² (827 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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Property Ref:
TVT105471 - 0004

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