



Marshall Close, Tiverton EX16 4AT

welcome to

Marshall Close, Tiverton

Situated in a cul de sac close to the Grand Western Canal is this good size three bedroom home. In brief there are two reception rooms and a fitted Kitchen. Downstairs WC and store. Two doubles & one single serviced by a family bathroom. Outside you'll find front & rear gardens and on street parking.

Description

Welcome home, a fantastic opportunity to purchase your own home or perhaps a home for you and your family. This spacious three bedroom family home provides comfortable living accommodation throughout. Upon approaching the property is a front garden which is mainly laid to grass. On opening the front door you are greeted by a hallway which leads into the store room which is very useful. The perfect place for coats and boots, there is power here and the current owners house their freezer here. The lounge is front facing and opens into the dining room, giving two separate receptions on the ground floor. There is a good size Kitchen which overlooks the rear garden. Completing the ground floor accommodation is a cloakroom. On the first floor are the three bedrooms which are all of a good size, together with a family bathroom. Externally the property benefits from a front lawn and a rear garden which is mainly paved with a decked area. There are raised beds and access via a lane to the rear. This property is located close to the Grand Western Canal towpath which provides a good place to walk. If you like what you see, contact Fox & Sons today to arrange a viewing.

Entrance Hall

Door to store and inner hallway.

Storeroom

Ideal for coats and boots. Power.

Cloakroom

Double glazed window to front. WC and wash hand basin.

Inner Hall

Door to lounge, kitchen, and cloakroom. Stairs to first floor.

Lounge

12' 11" x 10' 8" (3.94m x 3.25m)

Double glazed window to front. Electric fire, double doors to dining room and electric heater.

Kitchen

10' 7" x 9' 10" (3.23m x 3.00m)

Double glazed window and door to rear. The kitchen is equipped with a range of wall and base units with worktop over. There is a stainless steel sink with 1 bowl and drainer, electric oven, extractor hood and hob. Tiled splashback and night storage heater.

Dining Room

8' 7" x 10' 8" (2.62m x 3.25m)

Sliding doors to rear onto the garden, opening to the kitchen. Night storage heater.





Landing

Doors to all rooms.

Bedroom One

13' 9" x 9' 9" (4.19m x 2.97m)

Double glazed window to rear.

Bedroom Two

11' 1" x 10' 8" (3.38m x 3.25m)

Double glazed window to rear, electric heater.

Bedroom Three

7' 10" x 9' 9" (2.39m x 2.97m)

Double glazed window to front, electric heater.

Bathroom

Wash hand basin, WC, bath with electric shower over, storage over stairs.

Front Garden

Lawn area with a paved path to the front door.

Rear Garden

The rear garden is enclosed and mainly paved with a decked area which is great for entertaining. There are raised beds and a garden shed. There is also access via a gate to the rear.



Parking

There is on street parking in the area.

Services

Mains electric, water and drainage

Council Tax Band B

Location

The property is well situated in a residential area on the outskirts of Tiverton. Situated nearby is the Grand Western Canal, along the towpath of which there are some lovely walks. A bus stop with regular service into the centre of the town is within close proximity.

Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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welcome to

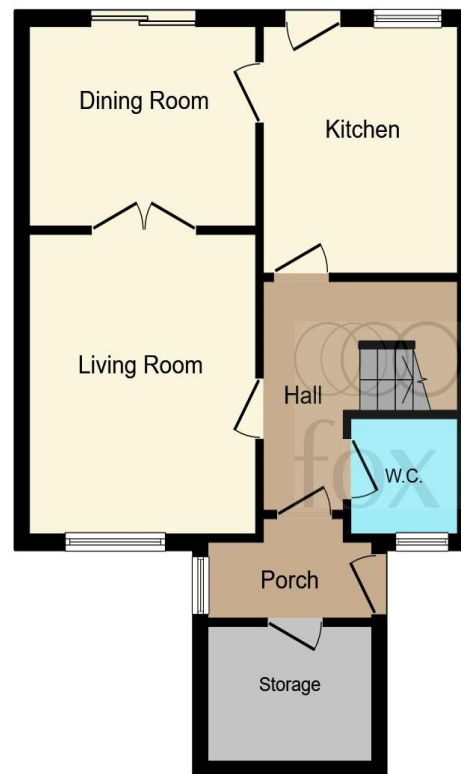
Marshall Close, Tiverton

- Three Bedroom Family Home
- Modern Fitted Kitchen
- Two Reception Rooms
- Cloakroom & Store Room
- Front & Rear Gardens

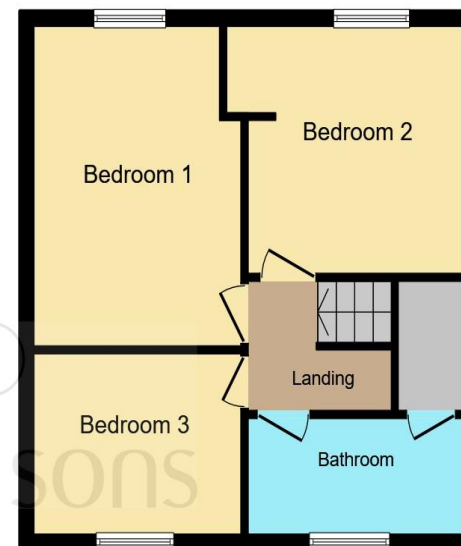
Tenure: Freehold EPC Rating: E

guide price

£220,000



Ground Floor



First Floor

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:
TVT105209 - 0003

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fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk