



Anstey Crescent, Tiverton EX16 4JN

welcome to

Anstey Crescent, Tiverton

Located in the Canal Hill area of Tiverton, you will find this semi detached bungalow which is very close to the bus route. Situated on a nice plot with a wrap around garden and driveway. The accommodation comprises of a kitchen, lounge, modern shower room, two bedrooms and porch.

Description

Discover this semi detached two-bedroom bungalow located with an elevated position enjoying viewings over Tiverton & beyond. On entering the property is a modern fitted kitchen which is well equipped. There is a spacious lounge which is also front aspect and overlooks the front garden. There are two bedrooms and a modern shower room. The accommodation is completed by a useful utility porch. The garden is fully enclosed, it is predominately laid to lawn with a patio area. There is driveway space providing off road parking.

Entrance/Utility

Door to front. Door opening into the hallway.

Inner Hall

Door from entrance/utility. Doors to all rooms.

Lounge

11' 5" x 12' 10" (3.48m x 3.91m)

Double glazed window to front. Television point, electric radiator.

Kitchen

7' 6" x 9' 2" (2.29m x 2.79m)

Double glazed window to front. the kitchen has a range of base units with work surfaces over, one and a half bowl sink and drainer, tiled splash back, electric hob and fan oven, integrated dish washer, built in storage cupboards with space to fit an American style fridge/freezer, under floor heating.





Bedroom One

10' 8" x 11' 5" (3.25m x 3.48m)
Double glazed window to rear. Built in wardrobes and bedside draws, television point, USB point, electric radiator.

Bedroom Two

6' 7" x 11' 1" (2.01m x 3.38m)
Double glazed window to rear. Television point, electric radiator.

Bathroom

Double glazed window to side. Wash hand basin, WC with smart features, electric shower, heated towel rail, extractor fan, fully tiled, loft hatch.

Loft Space

The loft is partially boarded and has insulation, has a light and a ladder.

Garden

The property benefits from a wraparound garden with lawn areas at the front and rear. To the side there is a patio area, and six steps lead up to a small patio area which allows elevated views.

Parking

Driveway parking for one small car. There is also roadside parking.

Services

Mains electric, water and drainage.

Council Tax Band B

Location

The property is well situated in a very popular residential area on the outskirts of Tiverton. Situated nearby is the Grand Western Canal, along the towpath of which there are some lovely walks, Manley Bridge and William Authers Bridge being approx 5-minute walk and the canal basin approx a 10 minute walk. A bus stop with regular service into the centre of the town is within close proximity.

Office Hours

Monday - Friday 9am- 6pm

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welcome to

Anstey Crescent, Tiverton

- Semi Detached Two Bedroom Bungalow
- Modern Fitted Kitchen
- Spacious Lounge
- Modern Shower Room
- Wrap around Garden

Tenure: Freehold EPC Rating: E

offers in excess of

£250,000



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Property Ref:
TVT105313 - 0007

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