



Springwell Blackmore Road, TIVERTON EX16 4AR

welcome to

Springwell Blackmore Road, TIVERTON

This very substantial, light, and spacious four-bedroom detached residence on the edge of Tiverton, within proximity to schools, the canal, and shops. With two reception rooms, a super open plan Kitchen/living/dining room, with utility and cloakroom. Off road parking & garage.

Description

Discover this detached residence located on the edge of Tiverton within proximity to schools, the grand western canal and shops. This property is very substantial, light, and spacious throughout. As you step inside, you'll be greeted by a porch which leads into the large entrance hall. The Kitchen family room is the heart of this home, beautifully presented with a newly fitted kitchen which is well equipped with a large island. Creating a sociable space for the whole family, within the kitchen there is space for a dining table or sofa if you prefer. Adjacent to the kitchen is a utility room. There are two sizeable reception rooms on the ground floor. The lounge is front facing with a wood burning stove being the focal point of this room. There is also a conservatory which leads out to the rear garden. Completing the ground floor is a cloakroom.

A central staircase rises to the first floor, where you find three very generous double bedrooms, a small single ideal for a toddler and family bathroom. The master bedroom benefits from an en-suite shower room.

Step outside to discover a well maintained, fully enclosed garden which is south-westerly facing. The spacious patio at the back of the house is perfect for al fresco dining, with steps leading down to the garage and driveway, as well as steps leading up to the lawn.

The large workshop at the rear comes with a covered entertaining area, perfect for hosting family gatherings or enjoying outdoor leisure.

This property is heated by gas central heating. With the added benefit of owned solar panels which are coupled with a battery.

With two long driveways providing ample parking for multiple vehicles, this home truly has been designed for modern family living.

Don't miss the opportunity to make this remarkable property your own. Schedule a viewing today - it's a must-see!

Entrance Porch

Double glazed window to front and side. Power, door into the hallway

Entrance Hall

UPVC door to front opening into a spacious hallway. With stairs to first floor, radiator and doors to all rooms.

Cloakroom

Double glazed window to front. Wash hand basin, WC, fully tiled, radiator, extractor fan.

Lounge

19' 7" x 17' 1" Max (5.97m x 5.21m Max)

Double glazed window to front, two double glazed window to side. Wood burner, double doors into the dining room, radiators.

Dining Room

17' 1" x 14' (5.21m x 4.27m)

Double glazed window to side. Patio doors to rear, Double doors into the lounge, radiator.

Kitchen/Dining Room

17' x 18' 3" (5.18m x 5.56m)

A super Kitchen with two double glazed windows to side and one to the rear. The kitchen has a range of two-tone wall and base units with work surfaces over, abode sink, tiled splash back, five ring gas hob, double eye level oven, integrated dishwasher and fridge freezer, large storage cupboard, doors to conservatory.





Utility

10' 4" x 6' 1" (3.15m x 1.85m)

Double glazed window to side. There are a range of base units in the utility, one and a half bowl sink and drainer, tiled splash back, space for tumble dryer and washing machine, wall hung boiler, extractor fan.

Conservatory

11' 8" x 13' 9" (3.56m x 4.19m)

Double glazed windows to side and rear. Door to side leading out to the rear garden.

Landing

Stairs from ground floor. Two built in cupboards, doors to all rooms.

Bedroom One

17' 1" Max x 19' 11" Max (5.21m Max x 6.07m Max)

Double glazed window to rear, Velux style window to side. Two radiators. Please note there is restricted head height in this room.

En-Suite

Velux style window to side. Wash hand basin, WC, shower cubicle, fully tiled, radiator, extractor fan.

Bedroom Two

13' 9" Max x 17' 1" Max (4.19m Max x 5.21m Max)

Double glazed window to front, Velux style window to side, radiator. Please note there is restricted head height in this room.

En-Suite

Double glazed window to front. Wash hand basin, WC, shower cubicle, full tiled, radiator, extractor fan.



Bedroom Three

12' 9" Max x 17' 1" Max (3.89m Max x 5.21m Max)

Double glazed window to rear. Radiator.

Bedroom Four

5' 4" Max x 13' 6" Max (1.63m Max x 4.11m Max)

Double glazed window to side. Radiator.

Bathroom

Double glazed window to front. wash hand basin, WC, bath with shower over, shaver point, extractor fan.

Loft Space

The loft is boarded with a light and ladder. Two Velux style windows. Please note there is restricted head height in this room.

Rear Garden

To the rear of the property the garden is laid mainly to lawn, with a patio area and decking.

Garage

15' 3" x 29' 8" (4.65m x 9.04m)

The garage has power and lighting.

Services

Mains

Council Tax Band E

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. A bus stop with regular service into the centre of the town is within close proximity. There are also two schools close by.

Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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welcome to

Springwell Blackmore Road, TIVERTON

- Detached Family Residence
- Expansive Gardens
- Large Newly Fitted Kitchen/dinning/family room
- Utility Room & Cloakroom
- Two Reception Rooms

Tenure: Freehold EPC Rating: C

guide price

£425,000



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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