



Petaberra, Broad Lane Tiverton EX16 5HJ

welcome to

Petaberra, Broad Lane Tiverton

Viewing is advised of this beautifully presented semi detached home, offering four bedrooms and two reception rooms. The kitchen is well equipped and is open plan to dining/ lounge. There are two en-suite shower rooms and a family bathroom. Front & rear gardens and driveway parking. NO ONWARD CHAIN.

Description

This beautifully presented detached family home offers spacious and versatile living, having been thoughtfully extended and upgraded by the current owners. The front-facing kitchen is well-equipped and opens seamlessly into the dining area and lounge, creating a perfect space for family gatherings and entertaining. The ground floor also features two bedrooms, or the option for an additional reception room, with one benefiting from an en-suite shower room. A convenient cloakroom and separate utility room completes the ground floor.

On the first floor, the landing leads to a luxurious master suite and two additional large bedrooms that share a stylish family shower room. The master suite starts with a generous dressing area, equipped with built in wardrobes and shelved storage. The modern master ensuite bathroom features a double roll-top bath, and the large bedroom includes built in wardrobes.

Externally the front of the property boasts a large lawned garden and driveway with ample off-road parking for several vehicles. The rear garden offers a mix of paved and decked areas, perfect for entertaining and outdoor gatherings. Additional features include a large workshop or office ideal for those working from home. There are also two storage sheds, one with double glazed windows, providing plenty of storage and workspace. In excellent condition throughout, this home offers the perfect balance of modern comfort, ample space, and practicality.

Entrance Hall

UPVC door to front. doors to all rooms, radiator.

Cloakroom

Wash hand basin , WC.

Lounge

12' 8" Max x 17' 3" Max (3.86m Max x 5.26m Max)
Double glazed window to rear. Patio doors to side, two radiators, USB points.

Kitchen/Diner

21' 8" Max x 11' 8" Max (6.60m Max x 3.56m Max)
Double glazed window to front. The open plan kitchen diner has a range of wall and base units with work surfaces over, stainless steel sink and drainer, induction hob and extractor fan, built in double oven, dish washer and washing machine, space for fridge/freezer, space for dining table and chairs, under stairs cupboard.

Utility

6' 8" x 5' 2" (2.03m x 1.57m)
The utility has wall and base units, USB points, space for a tumble dryer.

Bedroom Two

11' 10" x 8' 9" (3.61m x 2.67m)
Double glazed window to side. Radiator.

En-Suite

Double glazed window to rear. Wash hand basin, WC, walk in shower, radiator.

Bedroom Five

13' 2" Max x 12' 3" (4.01m Max x 3.73m)
Double glazed window to front. Radiator.





Landing

Doors to all rooms, loft hatch.

Bedroom One

13' 10" x 12' 1" (4.22m x 3.68m)

Double glazed window to rear. Two built in cupboards, radiator.

En-Suite

Double glazed window to rear, Wash hand basin, WC, free standing bath, heated towel rail, cupboard.

Walk In Wardrobe

11' 6" x 7' 4" (3.51m x 2.24m)

Built in wardrobes, door to en-suite opening to main bedroom.

Bedroom Three

10' 11" x 11' 10" Max (3.33m x 3.61m Max)

Double glazed window to front. Built in wardrobe, radiator.

Bedroom Four

13' 1" x 9' 10" Max (3.99m x 3.00m Max)

Double glazed window to front. Built in wardrobe, radiator.

Bathroom

Wash hand basin, WC, large walk-in shower, two heated towel radiators, spotlights.

Loft Space

Full of insulation but not ladder or boarding.

Front Garden

The front garden has a lawn area and ample parking.

Rear Garden

The rear garden is low maintenance with a large patio area, summer house, shed and workshop with power.

Services

Mains electric, gas, water and drainage.

Council Tax Band C

Location

Situated in the Westex area close to amenities, St Johns Primary School, Heathcoat Primary School and Tiverton High School are all within walking distance. Westex recreation ground is also close by. Tiverton is a thriving market town with an excellent range of educational facilities and shops. Tiverton has good road links with easy access to Junction 27 off the M5 motorway and adjacent mainline station (Paddington in about two hours).

Office Hours

Monday - Friday 9am- 6pm

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welcome to

Petaberra, Broad Lane Tiverton

- Semi Detached Residence Four Bedrooms
- Two Reception Rooms
- Two En-suite Shower Rooms
- Off Road Parking
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

offers in excess of

£375,000



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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