



**Sideling Fields, Tiverton EX16 4HG**

**welcome to**

## **Sideling Fields, Tiverton**

This well presented link detached bungalow enjoys views over Tiverton. Featuring a well-equipped modern kitchen, three spacious bedrooms, one with en-suite shower room. A spacious lounge/ diner. Front and rear gardens & off-road parking.

### **Description**

Located in an elevated position on the outskirts of Tiverton, this three-bedroom link detached bungalow enjoys fantastic views. As you approach, you will see the driveway providing off road parking. There is a front garden with steps leading to the front door. As you step inside, you will discover a modern fitted kitchen, a spacious lounge, and a dining area which is very sociable. Both rooms enjoy the far-reaching views over Tiverton and beyond. bedroom one features an en-suite shower, there is also a stylish family bathroom. Outside, the rear garden provides plenty of seating space. There is a great storage area under the bungalow. Viewing is advised to appreciate this property in full, don't delay call Fox and Sons today.

### **Entrance Porch/Utility**

Double glazed sliding doors to the side. Two base cupboards, plumbing for a washer dryer, electric points and outside tap.

### **Entrance Hall**

Doors to all rooms.

### **Lounge**

14' 11" Max x 21' 10" Max ( 4.55m Max x 6.65m Max )  
Double glazed windows to front and rear. Television point, USB points, two radiators, step up to the dining area with space for a dining table and chairs, double glazed patio doors to the rear,

### **Kitchen**

13' 8" Max x 6' 9" ( 4.17m Max x 2.06m )  
Double glazed window to side. The kitchen has a range of base units with work surfaces over, one and a half bowl sink and drainer, gas hob with extractor fan, double oven, integrated fridge/freezer and dishwasher, USB points, door to porch/utility.







### Inner Hall

Airing cupboard, coat cupboard, plus another cupboard, telephone point, radiator, loft hatch.

### Bedroom One

11' 5" Max x 15' 11" Max ( 3.48m Max x 4.85m Max )  
Double glazed window to rear. Built in wardrobes, television and telephone points, USB points, radiator.

### En-Suite

Double glazed window to side. Wash hand basin with cupboard, WC, walk in shower with electric shower,

### Bedroom Two

10' 3" x 8' 10" ( 3.12m x 2.69m )  
Double glazed window to front. Telephone and USB points, radiator.

### Bedroom Three

8' x 8' 10" ( 2.44m x 2.69m )  
Double glazed window to front. Television and USB points. Radiator.

### Bathroom

Two double glazed windows to side. The bathroom is fully tiled with a wash hand basin, WC, bath with a power shower over, heated towel rail.

### Loft Space

The loft is partially boarded with insulation, light and ladder.

### Front Garden

Steps lead down to the front door with lawn either side.



### Rear Garden

To the rear of the property is a tiered garden, steps lead down to the lawn area, two sheds one of which has power, steps then lead down to the patio area, greenhouse where there is additional power, there are also fruit trees and a vegetable patch, outside tap, side access and access to the basement.

### Basement

In the basement there is the boiler and there is also power.

### Services

Mains electric, gas, water and drainage.

Council Tax Band C

### Agents Note

The boiler was replaced around 2019 and has the remainder of a 15 year guarantee.  
Please note the property is linked detached.

### 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  
Saturday- 9am- 4pm  
Sundays - Closed



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## Sideling Fields, Tiverton

- Link Detached Bungalow
- Three bedrooms
- En-suite Shower Room & Family Bathroom
- Spacious Lounge & Dining Area
- Far reaching views

Tenure: Freehold EPC Rating: D

guide price

**£325,000**



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.localagent.com](http://www.localagent.com)

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