



**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, out side 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 in to the centre of the town is within close proximity

### Office Hours

Monday - Friday 9am- 5:30pm  
Saturday- 9am- 2pm  
Sundays - Closed



***view this property online*** [fox-and-sons.co.uk/Property/TVT105619](https://fox-and-sons.co.uk/Property/TVT105619)



**welcome to**

## **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

Council Tax Band: C

offers in the region of

**£315,000**



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

**view this property online** [fox-and-sons.co.uk/Property/TVT105619](http://fox-and-sons.co.uk/Property/TVT105619)



Property Ref:  
TVT105619 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



**01884 256041**



[tiverton@fox-and-sons.co.uk](mailto:tiverton@fox-and-sons.co.uk)



36 Bampton Street, TIVERTON, Devon, EX16 6AH



**[fox-and-sons.co.uk](http://fox-and-sons.co.uk)**