



Marguerite Road, Tiverton EX16 6TD

welcome to

Marguerite Road, Tiverton

A superb detached Four Bedroom home located in the Lowman Park area of Tiverton. In brief the accommodation includes an open plan Kitchen/Diner which flows in to the conservatory. Spacious lounge, WC & utility & landscaped gardens. Garage and driveway parking.

Description

This beautifully presented family home offers a welcoming entrance hallway leading to a spacious lounge, a large open plan kitchen/dining area with integrated appliances and breakfast bar with the additions of the utility room and convenient downstairs WC. A bright conservatory adds to the living space, perfect for family gatherings and relaxation.

The property boasts four good sized-bedrooms, family bathroom and the master bedroom come with its own en-suite.

Externally, the property benefits from a well presented large rear garden with a patio area that is perfect for outdoor entertaining. The integral garage and expansive driveway provide plenty of off-street parking.

Entrance Hall

Door to front. Stairs to first floor, doors to all rooms.

Lounge

Window to front. feature fireplace, radiator.

Kitchen/Diner

The open plan kitchen/diner has a range of wall and base units with work surfaces over, Belfast style sink and drainer with tiled splash back, integrated appliances, breakfast bar, space for dining table and chairs, door to the utility and downstairs cloak room.

Conservatory

Access through the kitchen/diner, this area lends itself to a comfortable area to relax in.





Landing

Stairs from the ground floor, doors to all rooms.

Bedroom One

Window to front. Door to the en-suite, radiator.

En-Suite

Wash hand basin, WC, shower cubicle.

Bedroom Two

Window to front, radiator.

Bedroom Three

Window to rear, radiator.

Bedroom Four

Window to rear, radiator.

Bathroom

Wash hand basin, WC, bath, radiator.

Rear Garden

To the rear of the property there is a patio area, with lawn area and flower beds.

Front Garden

To the front of the property there are established flower borders driveway and garage.

Garage And Parking

There is ample parking on the driveway in front of the garage.

Services

Mains electric, gas, water, and drainage.

Council Tax Band D

Location

Situated within the popular Moorhayes park area within close proximity to Tesco Express, daycare nursery and Moorhayes community centre. Local primary and secondary schools are also in close proximity. 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

Saturday- 9am- 4pm

Sundays - Closed



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welcome to

Marguerite Road, Tiverton

- Detached Four Bedroom Home
- Modern Open Plan Kitchen
- Conservatory
- Utility Room & Downstairs WC
- Master Bedroom with En-Suite

Tenure: Freehold EPC Rating: D

guide price

£450,000



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

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