



Wickhams Longdrag Hill, Tiverton EX16 5AQ

welcome to

Wickhams Longdrag Hill, Tiverton

A detached residence on the edge of Tiverton, with four spacious bedrooms, one en-suite room. Two reception rooms, a fitted kitchen & utility room and breakfast room. On the second floor there are four rooms which would be great for those wanting to work from home. Off road parking & Garage, gardens.

Descripton

This unique property is offered to the market with no onward chain and presents a wonderful opportunity for buyers looking to inject their personal touch with some modernisation. Don't miss the chance to make this exceptional house your forever home-schedule a viewing today and experience the charm and potential this residence has to offer!

Ground Floor

Entrance Hall

Door to front opening into the spacious entrance hall. Double glazed window to side. Stairs to first floor, under stairs cupboard, two radiators.

Bedroom Two

11' 11" Max x 10' 4" Max (3.63m Max x 3.15m Max)
Double glazed window to rear. Built in cupboards, under stairs cupboard, radiator.

Bedroom Three

11' 11" Max x 10' 2" (3.63m Max x 3.10m)
Double glazed windows to rear and side. Built in cupboards, radiator.

Bedroom Four

7' 11" x 9' 6" (2.41m x 2.90m)
Double glazed window to front. Television point, radiator.

Bathroom

Double glazed window to side. Wash hand basin with cupboard, WC, Jacuzzi bath, heated towel rail, shaver point, fully tiled.

First Floor

Double glazed window to front. Stairs from the ground floor lead into the large hallway, with doors to all rooms, space for a dining table and chairs, stairs to the second floor.

Dining Hall

Stairs lead to the dining hall, with high ceilings, window the front, this room connects the upstairs rooms. Door to cloakroom, master bedroom, kitchen & lounge.

Cloakroom

Double glazed window to front. Wash hand basin, WC, part tiled.

Lounge

14' 5" x 16' 3" (4.39m x 4.95m)
Double glazed windows to front and side. Television point, two radiators, sliding doors to rear leading in to the conservatory.

Breakfast Room

12' 4" x 8' 1" (3.76m x 2.46m)
Sliding doors to the rear. Currently used as a dining room.

Kitchen

15' 10" x 9' 11" Max (4.83m x 3.02m Max)
Double glazed window to side. The kitchen has a range of solid wood wall and base units with granite work surfaces over, single sink and drainer, gas hob with extractor fan, double oven, integrated microwave, fridge and dishwasher, telephone point, spotlights, door to dining room.





Utility

9' 7" Max x 9' 11" Max (2.92m Max x 3.02m Max)
Double glazed windows side and rear. Wall and base units, splash back, space for washing machine, tumble dryer and freezer, airing cupboard, door to side.

Bedroom One

10' 2" x 15' 11" (3.10m x 4.85m)
Double glazed windows to side and rear. Cupboard currently used as a wardrobe, two radiators.

En-Suite

Double glazed window to side. Wash hand basin , WC, bath with shower over, bidet, heated towel rail, shaver point, spotlights, fully tiled.

Second Floor

Attic Room One

14' 3" x 8' 3" (4.34m x 2.51m)
Double glazed window to rear. Eaves storage, old storage heater. This room is currently used as an office.
Please note there is restricted head height in this room.

Attic Room Two

7' 10" Max x 10' Max (2.39m Max x 3.05m Max)
Velux style skylight. Currently set up as a storage area. .
Please note there is restricted head height in this room.

Attic Room Three

8' 4" Max x 10' Max (2.54m Max x 3.05m Max)
Velux style skylight. Under eaves storage..
Please note there is restricted head height in this room.

Attic Room Four

This can be used as an extra storage space.



Front Garden

Driveway leading up to the property. Outside power points, shrubs and trees, access to the rear garden.

Rear Garden

To the rear of the property there are lawn areas with one being astro turf, patios, shrubs, and trees, outside shed, outside water tap, access to the front of the property.

Boiler Room

10' x 6' 6" (3.05m x 1.98m)
The outside boiler room has power and lighting and can be used as extra storage space.

Double Garage and Parking

The double garage is an electric up an over door to the garage. The garage also benefits from power and lighting.
Parking to the front of the property.

Services

Mains electric, gas, water, and heating.

Council Tax Band E

Location

Located not far from the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, surgeries. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.

Office Hours

Monday - Friday 9am- 6pm
Saturday- 9am- 4pm
Sundays - Closed



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welcome to

Wickhams Longdrag Hill, Tiverton

- Detached Four Bedroom Home
- Large Dining Hall
- Kitchen & Utility Room
- Garage & Off Road Parking
- Four Additional Attic Rooms Ideal offices

Tenure: Freehold EPC Rating: Awaited

guide price

£600,000



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. A party must rely upon its own inspection(s). Powered by www.localagent.com

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