



Branscombe Road, Tiverton EX16 4AB

welcome to

Branscombe Road, Tiverton

A beautifully presented three bedroom semi detached house, with garage & parking. Located in a popular residential area the large garden backs on to the old railway line which provides a great place for walking. In brief there is a fabulous kitchen/diner, spacious lounge, utility & cloakroom.

Description

Viewing is advised of this superb three bedroom family home. Offering spacious accommodation throughout, this property has been lovingly upgraded to the stylish home you see today.

On approaching the property is a gated entrance, where you will find a driveway providing off road parking and a garage. There is a front garden and path leading to the front door. On entering the property is an hallway which provides access to all rooms. The lounge is light and bright with a bay window. To the rear of the property, you will find the heart of the home, the modern kitchen/ diner creates an ideal hub for the whole family. The ground floor is completed by a cloakroom. There is a covered passage away which leads to the front & rear of the property as well as a utility area and storage room. On the first floor are three bedrooms all of which are generous proportions, there is a family bathroom which again is well equipped.

Outside, the enclosed rear garden is laid to lawn, with mature borders, to the left of the path is a gravelled area with a small pond. The garden is fully enclosed. Viewing is advised to appreciate this property in full.

Entrance Hall

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

Cloakroom

Double glazed window to side. Wash hand basin with cabinet, WC, small base unit cupboard, part tiled, coat and shoe rack.

Lounge

13' 5" x 13' Max (4.09m x 3.96m Max)
Double glazed bay window to front. Radiator.

Kitchen/Diner

10' 3" Max x 24' 11" (3.12m Max x 7.59m)
Double glazed window to rear. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, tiled splash back, integrated fridge/freezer, microwave, and dishwasher, storage cupboard, spotlights, double glazed patio doors to the rear, door to side passage.

Utility

9' 3" x 6' 5" (2.82m x 1.96m)
Single glazed window to rear. Wash hand basin, space for washing machine and tumble dryer, wall hung boiler.





Landing

Double glazed window to side. Stairs from the ground floor, doors to all rooms, loft hatch, radiator.

Bedroom One

9' 9" Max x 15' 6" (2.97m Max x 4.72m)
Double glazed window to rear. Radiator.

Bedroom Two

11' 11" x 11' 1" (3.63m x 3.38m)
Double glazed window to front. Radiator.

Bedroom Three

9' 4" x 9' (2.84m x 2.74m)
Double glazed window to rear. Radiator.

Bathroom

Double glazed window to front. Wash hand basin with cabinet, WC, bath with shower over, heated towel rail, part tiled, extractor fan.

Loft Space

The loft has insulation and a ladder but is not boarded.

Front Garden

To the front of the property gates open on to the parking area in front of the garage. Path to the front door, small shrub border, stone chip and wood chipped area, door to side access to rear garden.

Rear Garden

The rear enclosed garden is laid mainly to lawn with a stone chip area, shrub borders, wood chip area, small pond, door access to the front of the property and rear access to the old railway line.

Garage

The garage has power and lighting.

Services

Mains electric, gas, water and drainage.

Council Tax Band C

Location

The property is well situated in a very popular residential area of Tiverton. Situated nearby is the old railway line and the Grand Western Canal, along both there are some lovely walks. A bus stop with regular service into the centre of the town is within close proximity. There are also two schools 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- 5.30pm

Saturday- 9am- 2pm

Sundays - Closed



view this property online fox-and-sons.co.uk/Property/TVT104609



welcome to

Branscombe Road, Tiverton

- Three Bedroom Semi Detached House
- Beautifully Presented
- Fantastic Open Plan Kitchen/Diner
- Utility Room & Cloakroom
- Garage & Off Road Parking

Tenure: Freehold EPC Rating: C

guide price

£300,000



Ground Floor



First Floor

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

view this property online fox-and-sons.co.uk/Property/TVT104609



Property Ref:
TVT104609 - 0002

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



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk