

property details **approval form**

6 St. Thomas Court, Tiverton, Devon, England, EX16 6XB

Date: 12 April 2025

Property Ref and Version: TVT105686 - 0003

selling your home with us!

(Not for marketing purposes INTERNAL USE ONLY)

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Fox & Sons office: 36 Bampton Street, TIVERTON, Devon, EX16 6AH

T 01884 256041 **E** tiverton@fox-and-sons.co.uk

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>> **price**

offers over £450,000

Tenure: Freehold

>> **key features**

- > Detached Four Bedroom Home
- > En-suite Bedroom & Family Bathroom
- > Large Kitchen dining area
- > Three Reception Rooms
- > Double Garage & Driveway
- > Enclosed Rear Garden
- > Tucked Away in a Cul de Sac Position.
- > EPC Rating: C

>> **short description**

An extremely spacious detached four-bedroom home with double garage & off road parking. In brief the accommodation includes a superb kitchen/living/dining room. Three receptions rooms, Cloakroom & en-suite shower room. Rear enclosed gardens.

>> **long description**

This exceptional four-bedroom detached home offers spacious living accommodation throughout. Tucked away in a cull de sac position. On approaching this property, you find driveway parking and a double garage. The heart of the home is the superb open plan living space. The modern fitted kitchen is well equipped with space for a dining table. There is a garden room which would make an ideal playroom located just off the kitchen. The large lounge has double doors leading out to the garden, Completing the ground floor is a study- ideal for those wishing to work from home. There is also a cloakroom. Upstairs you will find all four bedrooms all of which are spacious. The master bedroom with en-suite shower room. There is also a family bathroom. Outside you will find a lovely, enclosed garden laid mainly to lawn with a patio and seating area.

>> **directions**

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>> **Agent Note**

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>> room description

Entrance Hall

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

Cloakroom

Double glazed window to rear. Wash hand basin with cabinet, WC, part tiled, radiator.

Lounge

11' 3" Max x 15' 3" (3.43m Max x 4.65m)

Double glazed window to side. Feature fireplace, television point, radiator, patio doors to rear.

Reception Room

11' 4" x 6' 10" (3.45m x 2.08m)

Double glazed window to front. Opens out into the lounge, spotlights, radiator. This room is currently used as a playroom.

Kitchen/Diner

12' 10" x 22' 4" Max (3.91m x 6.81m Max)

Double glazed window to front and side. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, laminate splash back, space for fridge/freezer, washing machine and tumble dryer, integrated dish washer, spotlights, two radiators, doors to garden room and , garden.

Garden Room

11' 2" Max x 11' 1" Max (3.40m Max x 3.38m Max)

Double gazed windows overlooking the rear garden. Patio doors out to the garden, radiator, power, and lighting.

Landing

Stairs from the ground floor. Storage cupboard, doors to all rooms, spotlights, loft hatch.

Bedroom One

11' 5" Max x 11' (3.48m Max x 3.35m)

Double glazed window to front. Built in wardrobes, radiator.

En- Suite

Double glazed window to front. Wash hand basin, WC, shower cubicle, part tiled, spotlights, radiator, extractor fan.

Bedroom Two

11' 2" Plus door recess x 10' 6" (3.40m Plus door recess x 3.20m)

Double glazed window to front. Built in wardrobes, spotlights, radiator.

Bedroom Three

11' 5" Max x 9' 1" (3.48m Max x 2.77m)

Double glazed window to side. Built in wardrobe, radiator.

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>> **room description**

Bedroom Four

8' 10" Max x 9' Max (2.69m Max x 2.74m Max)

Double glazed window to side. Radiator.

Bathroom

Double glazed window to rear. Wash hand basin, WC, P shaped bath with shower over, part tiled, shaver point, spotlights, radiator.

Loft Space

The loft is partially boarded and insulated with a ladder. The boiler is in the loft.

Front Garden

Stone chipped area. Side access to the rear garden.

Rear Garden

To the rear of the property the garden is laid mainly to lawn with a patio area which wraps around the side of the property. Storage shed, outside lights and side access to the front.

Garage

The garage has power, lighting, and loft space.

Parking

Off road parking to the front and side of the garage.

Services

Mains electric, gas, water, and drainer.

Council Tax Band E

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- 5.30pm

Saturday- 9am- 2pm

Sundays - Closed

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>> floor plan



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.foxagent.com

>> approval

| | Signature | Date |
|---------------|-----------|------|
| Lucy Luxton | | |
| Mrs L. Retter | | |