



**Marguerite Road, Tiverton EX16 6TD**

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## **Marguerite Road, Tiverton**

Offered to the market with NO ONWARD CHAIN is this detached four-bedroom home occupying a pleasant position, with driveway and double garage. In brief there are two reception rooms, a utility room, wc and kitchen. Upstairs, there are four bedrooms, bedroom one with an en-suite shower room.

### **Description**

A detached four-bedroom home located within the Lowman Park area of Tiverton. This property occupies a pleasant position and offers spacious living throughout. On entering the accommodation is a spacious hallway which provides access to all rooms. The dual aspect lounge is light and bright with a bay window to the front. There is a fitted kitchen and separate dining room. Completing the ground floor is a utility room and cloakroom. Upstairs there are four bedrooms, bedroom one benefits from an en-suite shower room and built in storage. Completing the first floor is a family bathroom. Outside this property benefits from a double garage and off-road parking. The rear enclosed garden is mainly laid to lawn with mature borders. There is also a patio seating area. This property would benefit from updating and is offered to the market with no onward chain.

### **Entrance Hall**

Double glazed window to front. Door to front opening into the hallway, stairs to first floor, under stairs cupboard, telephone point, doors to all rooms.

### **Kitchen**

9' 10" Max x 9' 7" Max ( 3.00m Max x 2.92m Max )  
Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, stainless steel sink and drainer, gas hob with extractor fan, eye level oven, tiled splash back, space for under counter fridge.

### **Cloakroom**

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

### **Utility**

7' 9" Max x 5' 9" ( 2.36m Max x 1.75m )  
Double glazed window to rear. The utility benefits from wall and base units, stainless steel sink, space for washing machine and freezer, radiator.

### **Dining Room**

9' 9" x 8' 5" ( 2.97m x 2.57m )  
Double glazed window to rear. Radiator.

### **Lounge**

19' 10" Max x 10' 9" ( 6.05m Max x 3.28m )  
Double glazed bay window to front. Gas fire, television point, two radiators, double glazed sliding doors to rear.







### **Landing**

Double glazed window to front. Airing cupboard housing wall hung boiler, loft hatch, doors to all rooms.

### **Bedroom One**

13' 9" Max x 11' 6" Max ( 4.19m Max x 3.51m Max )  
Double glazed window to front. Built in wardrobes, television and telephone point, radiator.

### **En-Suite**

Double glazed window to rear. Wash hand basin, WC, shower cubicle, wall heater, shaver point, radiator.

### **Bedroom Two**

10' 11" Max x 9' 2" ( 3.33m Max x 2.79m )  
Double glazed window to front. Built in wardrobe, radiator.

### **Bedroom Three**

10' 3" x 7' 4" ( 3.12m x 2.24m )  
Double glazed window to rear. Radiator.

### **Bedroom Four**

7' 1" x 7' ( 2.16m x 2.13m )  
Double glazed window to rear. Radiator.

### **Bathroom**

Double glazed window to rear. Wash hand basin, WC, bath with shower over, heated towel rail, shaver point, part tiled, wall heater, radiator.

### **Front Garden**

To the front of the property is a lawn area and stone chips, trees, and path to front door.

### **Rear Garden**

The rear garden is laid mainly to lawn with a patio area, outside tap, trees and shrub bushes, side access to the front, door into garage.

### **Garage Parking**

Off road parking in front of the garage.

### **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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## Marguerite Road, Tiverton

- Detached Four Bedroom House
- Double Garage & Off Road Parking
- Spacious Lounge
- Dining Room, Utility Room & Kitchen
- In need of updating

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

**£350,000**



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