



Leverlake Close, Tiverton EX16 6TS

welcome to

Leverlake Close, Tiverton

An extremely well presented detached Four Bedroom Family Home, with three receptions a modern open plan kitchen/ diner. Cloakroom & utility room. Ensuite shower room & family bathroom. Outside, there is a great wrap around garden, with a BBQ lodge and Hot tub that could be included within the sale.

Description

An extremely well presented detached family residence located within the popular Moorhayes area of Tiverton, tucked away within a cul de sac position. On approaching the property you will find an abundance of off road parking. On opening the front door you are greeted by a spacious entrance hall leading to all rooms. The Kitchen/dining space is the heart of this home. The kitchen is extremely well equipped with space for a dining table, this seamlessly flows through to a further reception room which is currently used as formal dining room, with bi fold doors leading out to the garden. This is great for entertaining. The lounge is dual aspect and is light and bright, with double doors leading to a further reception room. This could make a great office or play room. Completing the ground floor is a cloakroom and utility room. Upstairs, you will find two double bedrooms and two singles. Bedroom one benefits from an ensuite shower room and built in storage. The first floor is completed by a family bathroom. Externally this property benefits from a double garage and private rear garden. Outside, there is a wrap around garden, with a BBQ lodge and Hot tub that could be included within the sale.

Entrance Hall

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

Cloakroom

Double glazed window to front. Wash hand basin with storage cabinet, WC, heated towel rail, fully tiled.

Kitchen/ Diner

18' 9" Max x 11' 1" Max (5.71m Max x 3.38m Max)
Double glazed window to rear. The kitchen has a range of wall and base units with work surfaces over and under cabinet lighting, single sink and drainer, tiled splash back, electric hob, two eye level ovens, integrated wine cooler and dishwasher, space for fridge/freezer, breakfast bar, USB points, spotlights, opening through to the dining room, door to utility,

Dining Room

11' 9" x 7' 9" (3.58m x 2.36m)
Double glazed window to rear, two double glazed skylight windows, double glazed bi fold patio doors to side, door to cinema room.

Lounge

17' 9" Max x 10' 9" Max (5.41m Max x 3.28m Max)
Double glazed bay window to front. Log burner, two radiators, wall lights, double doors to the cinema room.

Cinema Room

11' 9" x 9' 6" (3.58m x 2.90m)
Double glazed window to rear, two double glazed skylight windows, radiator, double glazed patio doors to side.





Utility

9' 1" x 5' 2" Max (2.77m x 1.57m Max)
Double glazed window to side. Wall unit, built in cupboard, space for washing machine and tumble dryer, part tiled, wall hung boiler, spotlights, double glazed door to side.

Landing

Stairs from ground floor. Airing cupboard, radiator, loft hatch, doors to all rooms.

Bedroom One

11' 9" x 9' 2" (3.58m x 2.79m)
Double glazed windows to front and rear. Built in wardrobes, USB points, radiator, door to en-suite.

En-Suite

Double glazed window to front. Wash hand basin with storage cabinet, WC, shower cubicle, wall cabinet, heated towel rail, fully tiled, spotlights, extractor fan.

Bedroom Two

11' 1" x 8' 8" (3.38m x 2.64m)
Double glazed window to rear. Radiator.

Bedroom Three

8' 11" Max x 8' 9" Max (2.72m Max x 2.67m Max)
Double glazed window to front. Built in wardrobe, radiator.

Bedroom Four

6' 9" x 8' 9" (2.06m x 2.67m)
Double glazed window to rear. Radiator.

Bathroom

Double glazed window to front. Wash hand basin with storage cabinet, WC, bath with shower over, Television, fully tiled, heated towel rail.



Front Garden

to the front of the property is a patio area, Astro turf, stone chipped areas.

Rear Garden

The rear garden has a large patio area which wraps around the side of the property. Artificial lawn shed, stone chip borders, trees, outside tap, electric point, outside lights. door into garage.

Parking

There is ample off road parking in front of the double 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

Agents Note

Our vendors would be open to negotiation on the BBQ lodge and Hot tub with covered structure over. However should the buyers wish for this to be removed, this is a possibility.



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welcome to

Leverlake Close, Tiverton

- Detached Four Bedroom Family Home - Extremely well appointed
- Double Garage & Off Road Parking
- Superb Kitchen/diner
- Spacious Lounge & Seperate Cinema Room
- Utility Room & Cloakroom

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£500,000



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.focalagent.com

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fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk