



Robin Walk, Tiverton EX16 6WS

welcome to

Robin Walk, Tiverton

Impeccably presented throughout is this delightful three bedroom home is one not to be missed! In brief the accommodation includes, a dual aspect Kitchen/diner and a spacious lounge. Ensuite shower room & modern family bathroom. Front & Rear Gardens, off road parking & garage.

Description

Located within the popular area of Moorhayes is this striking modern property beautifully presented inside and out having been recently upgraded by the owners. The anthracite grey windows really make this home look fabulous with only installed in August 2022.

Upon entering this home, you will find an inviting hall way which leads to a dual aspect modern fitted kitchen/diner providing plenty of space for entertaining. The kitchen is fitted with a range of wall and base units along with integrated appliances. The lounge is spacious and is also light and bright with double aspect windows. The ground floor is completed by a cloakroom. Upstairs are three bedrooms, two of which are doubles, and the third being a single. The master bedroom benefits from an ensuite shower room and the two further bedrooms benefit from built in wardrobes. Completing the upstairs accommodation is a family bathroom which services the two bedrooms. Outside this property benefits from a front garden which is mainly mature shrubs. The rear enclosed garden is stylish with the grey theme being continued with a aluminum veranda with a glass roof which creates the perfect spot for dining alfresco. There is a fantastic patio area which leads to the studio which is a great versatile space. It is currently being used a gym but would lend itself perfect as a home office. There is also a aluminum garden shed, an outside tap and power. Also a side gate providing access to the garage and off road parking.

Entrance Hall

UPVC door opening into the entrance hall, with doors to lounge, kitchen and cloakroom, telephone point, radiator and stairs leading to first floor.

Cloakroom

Modern cloakroom with wash hand basin, WC and heated towel rail

Kitchen/Diner

17' 6" Max x 12' 8" Max (5.33m Max x 3.86m Max)

A lovely and light dual aspect lounge providing the perfect space for a family. Newly fitted Double glazed window to front and side. The modern white shaker style kitchen has arrange of wall and base units with wooden style worksurfaces over. There is a stainless steel sink and drainer and a tiled splash back. There is a integrated double oven, hob with extractor fan over. There is a handy space for a fridge freezer. Integrated dish washer, washing machine and a wine fridge. There is plenty of space for a dining table and chairs. Double doors lead out to the garden. There is also a useful under stairs cupboard

Lounge

17' 7" x 11' (5.36m x 3.35m)

Dual aspect lounge with newly fitted double glazed window to the front and side. Television point, two radiators

Landing

Stairs lead from the ground floor to a spacious landing with doors to all rooms and inset access to the loft.





Bedroom One

11' 1" x 11' 8" (3.38m x 3.56m)

Newly fitted double glazed window to side. Storage cupboard housing the newly fitted gas central heating boiler, telephone and television point, radiator, door to en suite shower room.

En Suite

Newly fitted double glazed window to front. Wash hand basin with vanity unit, WC, shower cubicle, shaver point, extractor fan, heated towel rail, spot lights

Bedroom Two

9' 3" x 9' 2" (2.82m x 2.79m)

Newly fitted Double glazed window to front and side. dual aspect, double wardrobe, radiator, TV point.

Bedroom Three

7' 11" x 7' 2" (2.41m x 2.18m)

Newly fitted double glazed window to rear. Double wardrobe, radiator

Family Bathroom

Newly fitted double glazed window to side. Wash hand basin, WC, bath with shower over, part tiled, heated towel rail, shaver point, spot lights

Gardens

This property benefits from a front garden which is mainly mature shrubs. The rear enclosed garden is the perfect space for enjoying a coffee with friends. There is a stylish aluminum veranda with a glass roof which creates the perfect spot for dining alfresco. There is a fantastic patio area which leads to the studio. The garden is predominately chipping making it low maintenance. There is also a aluminum garden shed, an outside tap and power. Side gate providing access to the garage and off road parking.

Studio

10' 10" x 7' 5" (3.30m x 2.26m)

UPVC double glazing. This property further benefits from a studio which is fully insulated and has power and light. Our vendors currently use this as a gym. This is a very versatile space and would lend itself well to being an office or perhaps a hobbies room.

Parking

Driveway for two cars one behind the other.

Garage

The garage is leasehold which is situated under the coach house

Upgrades

The anthracite grey windows and glass roof Veranda have been installed in August 2022 as has the gas central heating boiler.

Council Tax Band C

Maintenance Fee

Please note there is a maintenance fee of approx £132 per year for the communal areas on the site,

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



view this property online fox-and-sons.co.uk/Property/TVT105751



welcome to

Robin Walk, Tiverton

- Three Bedroom Semi Detached House
- Master with En-Suite Shower Room
- Dual Aspect Lounge
- Superb Kitchen/Diner
- Cloakroom

Tenure: Freehold EPC Rating: C

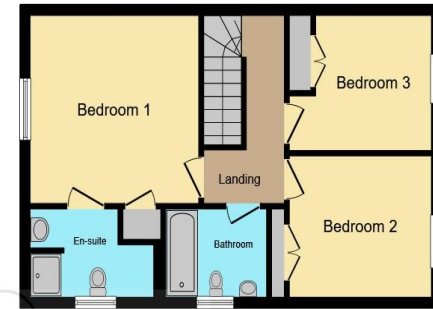
Council Tax Band: C

guide price

£350,000



Ground Floor



First Floor



Outbuilding

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

view this property online fox-and-sons.co.uk/Property/TVT105751



Property Ref:
TVT105751 - 0003

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