



Old Mill Close, Tiverton EX16 6FL

welcome to

Old Mill Close, Tiverton

A striking detached three double bedroom home offering spacious accommodation throughout. In brief there is a superb Kitchen/dining/living area aswell as a separate lounge Cloakroom, ensuite shower & family bathroom. Outside there is a great rear garden & off road parking for two cars. NO CHAIN.

Description

This beautifully presented three detached bedroom home is tucked away in a cul de sac not far from the centre of Tiverton. Built by local developers, Devonshire homes in 2012. Offering stylish and spacious accommodation throughout. This property is offered to the market with no onward chain. On opening the front door is a welcoming entrance hall with stairs to the first floor and doors to all rooms. To the left of the hallway is a dual aspect lounge with doors to the garden. The impressive kitchen/dining/living space is the heart of this home, fitted with white slick units. Completing the ground floor is a cloakroom. Upstairs, you will find three double bedrooms two of which have built in storage. There is a modern family bathroom and an ensuite shower room to bedroom one. Outside, there is a small front garden and off road parking for two cars. The rear garden is fully enclosed and has several seating areas. The garden is mostly decked and has stone chipping's. The is a great summer house. NO ONWARD CHAIN.

Entrance Hall

Double glazed sash window to front. Door to all rooms and stairs to first floor. Understairs cupboard, radiator.

Cloakroom

Wash hand basin, WC, wall hung cabinet, radiator and extractor fan.

Lounge

9' 6" x 15' 3" (2.90m x 4.65m)

Double glazed patio doors to rear. Double glazed sash window to front. Electric fireplace, radiator, TV and telephone points.

Kitchen/ Diner

24' 5" Max x 17' 10" Max (7.44m Max x 5.44m Max)

Double glazed sash window to front and two double glazed sash windows to rear. Double glazed patio doors to side. The kitchen is equipped with a range of wall and base units with worktop over and breakfast bar. Integrated fridge/freezer, double eye level oven, gas hob, washing machine, dishwasher and wine cooler. One and half bowl sink, splashback, extractor fan, spotlights. Three radiators, TV points. Space for dining table and lounge area. Electric fireplace.

Landing

Door to all rooms, airing cupboard, loft hatch and radiator.

Bedroom One

13' 3" Max x 11' 1" (4.04m Max x 3.38m)

Double glazed sash window to front, built in wardrobes and radiator.





Ensuite

Double glazed sash window to front. Wash hand basin, WC, shower cubicle, partially tiled, wall hung cabinet, spotlights and radiator.

Bedroom Two

15' 5" x 9' 8" Max (4.70m x 2.95m Max)

Double glazed sash window to front and rear. Built in wardrobes, two radiators, TV and telephone points.

Bedroom Three

11' 5" x 8' 8" Max (3.48m x 2.64m Max)

Double glazed Juliet balcony doors to rear. Built in wardrobes and radiator.

Bathroom

Double glazed sash window to side. Wash hand basin, WC, bath with shower over, partially tiled, shaver points, wall hung cabinet, spotlights and radiator.

Front Garden

The low maintenance front garden is laid to grass, shrubs and stone area. Eight steps lead to front door.

Rear Garden

The rear garden has been landscaped and fully enclosed. Decking with a stone area and small patio area. Plants and shrubs. Summer house. Side access, outside power points and outside tap.

Parking

Two allocated parking spaces

Agents Note

There is a maintenance charge on this property which is £180 per year.

Location

Located not far from the centre of the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, surgeries. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.

Office Hours

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welcome to

Old Mill Close, Tiverton

- Detached Three Double Bedroom Home
- Open Plan Kitchen/ Living/ Dining
- Separate Lounge
- Cloakroom & Ensuite Shower Room
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

£350,000



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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