



7a. Tidcombe Close, Tiverton EX16 4RA

welcome to

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Viewing is highly advised of this superb detached bungalow located in a cul de sac. In brief the accommodation includes a spacious open plan Kitchen/dining/living room. Three bedrooms, bedroom two with an en-suite. Utility room & family bathroom. Office, two driveways & garage. Rear enclosed garden

Description

This exceptionally well presented home is located in a cul-de-sac, in close proximity to the Grand Western Canal and a short distance to a bus stop.

On opening the front door you are met by a small entrance hallway which leads in to the superb open-plan living area with engineered oak wood flooring. The Hacker kitchen is well equipped with built in appliances and has a breakfast bar. The lounge is spacious and enjoys a view of this property's garden, with sliding doors providing access. There are two bedrooms on the ground floor, one of which is being used a dining room by the current owners. Bedroom two benefits from an en-suite shower room and built in Hammond wardrobes. Completing the ground floor is a utility room including space for washing machine & tumble dryer. There is plumbing for a third toilet if required.

Stairs lead to the first floor where there is another double bedroom, benefiting from fitted Hammond wardrobes and storage within the eaves. There is an office upstairs with a fitted desk and storage. This could make a super en-suite bedroom. (subject to the necessary permissions). Completing the first floor is a family bathroom with a walk in shower cubical, WC and freestanding bath which enjoys views over Tiverton.

Description Continued

Externally the rear garden is beautifully kept and easily maintained, with a summer house. There is a paved seating area, artificial grass, gravel area and raised beds. There is an integral garage with power and light. There is a high wattage point available to install a charging point for an electric car and storage space within the eaves.

This property benefits from the remainder of a builder's warranty giving you peace of mind.

Entrance Hall

Door to utility, door to bedroom two and bedroom three. Open plan into kitchen/dining/living.

Office

12' 9" x 8' 10" (3.89m x 2.69m)

Two velux skylights to rear. Built in base cupboards and desk. Spotlights and radiator.

Kitchen/ Lounge/ Diner

16' 2" Max x 27' 6" Max (4.93m Max x 8.38m Max)

Double glazed window to front. Sliding doors to rear. The kitchen is equipped with a range of wall and base units with worktop over. Integrated fridge/freezer, dishwasher, eye level oven, induction hob, extractor hood, one and half bowl sink. Breakfast bar, spotlights above kitchen, two radiators and TV Point.





Utility Room

8' 6" Max x 7' 4" Max (2.59m Max x 2.24m Max)
Double glazed window with shutters to front. A range of wall and base units with space for washing machine and tumble dryer. Stainless steel sink, high spec vaillant gas boiler in cupboard and radiator.

Bedroom Two

12' 9" Max x 10' 6" Max (3.89m Max x 3.20m Max)
Double glazed windows with shutters to rear. Built in wardrobes, radiator and TV point.

Ensuite

Double glazed window to side. Walk in shower, WC, wash hand basin with cabinet, heated towel rail, extractor fan and shaver point.

Bedroom Three

9' 10" x 7' 9" (3.00m x 2.36m)
Double glazed window to rear. Door to garage, loft hatch, radiator. The owners currently use this as a dining room.

Landing

Open to the office. Doors to bathroom and bedroom one. Eaves storage. Two velux skylights.

Bedroom One

17' 8" Max x 12' Max (5.38m Max x 3.66m Max)
Double glazed window with shutters to front and two velux skylights to rear. Built in wardrobes, eaves storage cupboard, radiator and TV points.

Bathroom

Double glazed window with shutters to front. Shower cubicle, free standing bath, WC, wash hand basin with cabinet, partially tiled. Heated towel rail, radiator and shaver point.

Front Garden

Rear Garden

The rear enclosed garden is mainly laid to a large patio area, three steps lead to an artificial grass area. Raised beds and plants with hedging to the rear. Summerhouse, electric power points and outside lights. Side access.

Off Road Parking

Driveway parking for two/three cars.

Garage

Light and power. Fully boarded loft space.



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welcome to

7a. Tidcombe Close, Tiverton

- Detached Dorma Bungalow
- Three Bedrooms
- Open Plan Kitchen/Dining/Living
- Rear Enclosed Garden with Summer House
- Two Driveways & Garage

Tenure: Freehold EPC Rating: B

Council Tax Band: E

guide price

£450,000



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