



Barton Road, TIVERTON EX16 6BB

welcome to

Barton Road, TIVERTON

A superb semi detached family home offering four bedrooms, three reception rooms, modern fitted kitchen and two shower rooms. Front and rear gardens, off road parking and garage. Opportunity for multi generational living.

Description

A fantastic family home offering surprisingly spacious living accommodation throughout. Tucked away not far from peoples park in Tiverton. On approaching this striking home you will find off road parking a garage and front garden. As you enter the property you are greeted by an porch leading into an entrance hall. Stairs lead to the first floor, doors to all rooms. The lounge is front facing with a bay window, this a light and spacious room, with high ceiling, picture rails and a fireplace. The dining room is spacious and adjacent to the well equipped kitchen. To the rear of the property is a further reception room, this is very large with parquet flooring. This could work exceptionally well for multi generational living or perhaps as a work from home space. Completing the ground floor is a modern shower room. Upstairs you will find three spacious bedrooms and a single which is currently used as a dressing room. Completing the accommodation is a shower room.

Externally there is a superb, private, rear enclosed garden which is predominately laid to lawn, a a garage and driveway parking. Viewing is advised to appreciate all this property has to offer.

Entrance Porch

Double glazed windows to front and side. Porch light and power point.

Entrance Hall

Door to front, doors to lounge, kitchen and cloakroom. Stairs to first floor. Understairs cupboard, picture rails.

Shower Room

Two double glazed windows to side. Double shower, WC, wash hand basin, heated towel rail, fully tiled.

Lounge

24' 10" Max x 10' 11" Max (7.57m Max x 3.33m Max)
Double glazed bay window to front. Double glazed window to rear. Feature fireplace and picture rails. Two alcoves with shelving, cupboards and lighting. Radiator, TV and television points.

Kitchen

8' 4" Max x 12' 9" Max (2.54m Max x 3.89m Max)
Double glazed window to side. The kitchen is equipped with a range of wall and base units with worktop over. Electric oven, gas hob, extractor hood, one and a half bowl sink and drainer. Partially tiled. Integrated fridge/freezer, space for washing machine and space for dishwasher. Boiler cupboard. One step up to reception room.

Dining Room

14' x 10' 4" (4.27m x 3.15m)
Double glazed window to front, skylight and sliding doors to rear. Radiator, spotlights.





Reception Room

14' 11" x 21' 11" (4.55m x 6.68m)
Double glazed window to side and rear. Sliding doors to front. Gas fire, book shelves fitted, radiator, TV aerial. One step down to kitchen.

Landing

Double glazed window to side and doors to all rooms. One step up to bathroom and slope down to bedroom one. Loft hatch and picture rails.

Bedroom One

8' 5" Max x 13' 11" Max (2.57m Max x 4.24m Max)
Double glazed window to side. Slope up to landing, radiator.

Bedroom Two

10' 10" Max x 10' 11" Max (3.30m Max x 3.33m Max)
Double glazed window to rear. Picture rails, radiator.

Bedroom Three

10' 9" Max x 10' 11" Max (3.28m Max x 3.33m Max)
Double glazed window to front. Picture rails, radiator.

Bedroom Four

9' x 5' 6" (2.74m x 1.68m)
Double glazed window to side, radiator.

Bathroom

Double glazed window to front. Shower cubicle, WC, wash hand basin, extractor fan, fully tiled.

Front Garden

Laid to lawn.

Rear Garden

The private rear enclosed garden is maily laid to lawn with hedgerow to rear. Patio areas to rear and side which are great for entertaining. There is also a Pegola to the side of the property.

Off Road Parking

Garage

Single glazed window to rear, power and light.

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

Monday-Friday 9am - 5:30pm
Saturday 9am - 2pm
Sundays - Closed



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welcome to

Barton Road, TIVERTON

- Exceptional Semi Detached Family Home
- Four Bedrooms & Two Bathrooms
- Lounge & Dining Room
- Large Reception Room
- Garage & Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£415,000



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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