



St. Andrew Street, Tiverton EX16 6PL

welcome to

St. Andrew Street, Tiverton

An exceptionally well presented four bedroom family home, close to the centre of Tiverton with parking, a garage and rear enclosed garden. In brief the accommodation includes a spacious lounge with woodburner, kitchen/diner and cloakroom. Four bedrooms & family bathroom. Viewing advised.

Description

Located close to the centre of Tiverton is this beautifully presented family home which has the added bonus of having its own private driveway, garage and fantastic rear garden. Upon entering, you are greeted by a welcoming hallway. The lounge is front facing and is a good size with a woodburner. The heart of the home is the Kitchen/diner which is well equipped. This room is light and bright with patio doors flowing seamlessly out to the garden. Completing the ground floor is a cloakroom.

Upstairs you will find four bedrooms, three doubles and one single. These are serviced by a modern family bathroom. Externally, this property has a great size garden which is mainly laid to lawn. With the advantage of a gate which opens into the park at the bottom of St. Andrew Street which this property backs onto. The property further benefits from off road parking with a large driveway and a garage.

With its prime location close to the centre of Tiverton and with ample parking this family home is one not to be missed!

Entrance Hall

Doors to all rooms. Stairs to first floor. Radiator.

Lounge

15' 5" Max x 11' 10" Max (4.70m Max x 3.61m Max)

Double glazed window to front. Wood burning stove, radiator and TV point.

Kitchen/ Diner

18' 1" Max x 11' 8" Max (5.51m Max x 3.56m Max)

Double glazed window to rear and patio doors leading to garden. The modern fitted kitchen is equipped with a range of wall and base units. Integrated fridge/ freezer, washing machine, dishwasher, oven, hob and extractor hood. One and half bowl sink and drainer. Radiator, TV point.

Cloakroom

WC, wash hand basin with cabinet, spotlight.

Landing

Double glazed window to side. Door to all rooms. Loft hatch.

Bedroom One

12' 7" x 11' 3" (3.84m x 3.43m)

Double glazed window to front. Radiator, TV point.

Bedroom Two

10' 10" x 8' 1" Plus door recess (3.30m x 2.46m Plus door recess)

Double glazed window to rear. Radiator.





Bedroom Three

11' 8" x 6' 11" (3.56m x 2.11m)
Double glazed window to rear. Radiator, TV point.

Bedroom Four

6' 6" x 5' 5" Plus door recess (1.98m x 1.65m Plus door recess)
Double glazed window to front. Storage cupboard, radiator.

Bathroom

Bath with shower over, WC, wash hand basin with cabinet, heated towel rail, extractor fan.

Front Garden

Low maintenance laid to artificial grass.

Rear Garden

The rear enclosed garden is of a good size which is mainly laid to artificial grass. Small decked area, veranda and gravel area. The garage is set back in the garden. A gate at the rear provides access into a park.

Driveway

The driveway is located to the side of the property and runs to the back of where the garage is situated. There is space for 3 to 4 cars.

Garage

20' 2" x 10' 10" (6.15m x 3.30m)
Power and light. Boarding with hatch to go up.

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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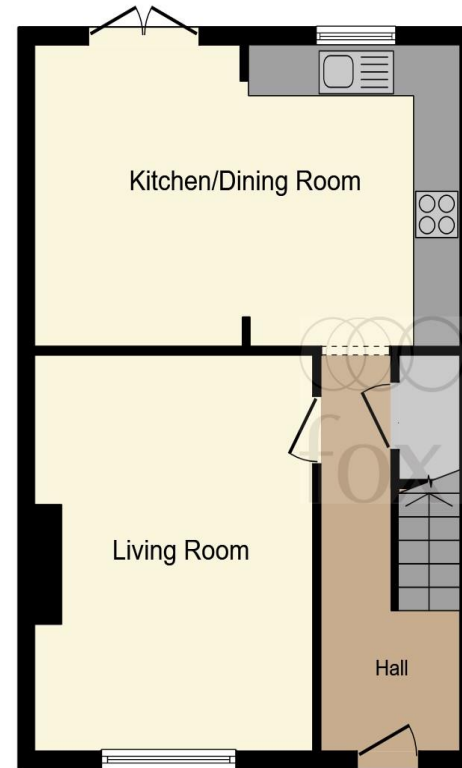
- Four Bedroom Semi Detached Home
- Open Plan Kitchen/Diner
- Spacious Lounge
- Lovely Rear Garden
- Garage & Ample Off Road Parking

Tenure: Freehold EPC Rating: C

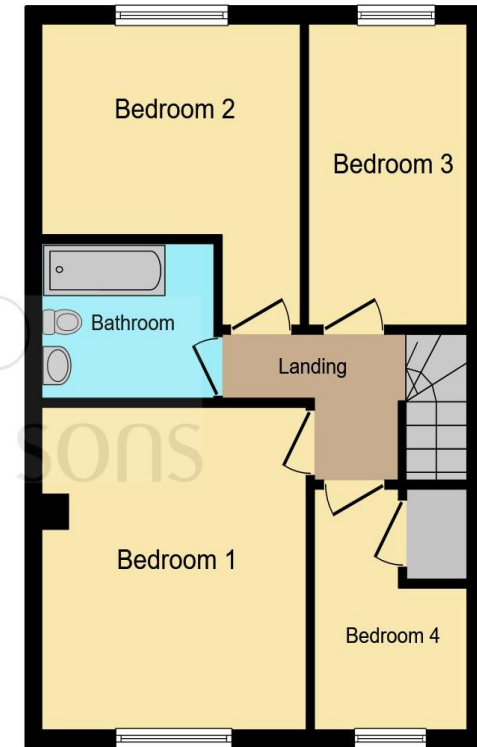
Council Tax Band: D

offers in excess of

£340,000



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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Property Ref:
TVT105808 - 0003

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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