



Leat Street, Tiverton EX16 5LG

welcome to

Leat Street, Tiverton

A beautifully presented two-bedroom home arranged over three floors. In brief there are two reception rooms and a modern kitchen. There are two double bedrooms and a stylish bathroom with free-standing bath. Rear enclosed courtyard and garden. Viewings advised.

Description

Viewings are advised of this beautifully presented mid terrace two-bedroom home. The accommodation is arranged over three floors and offers spacious living throughout. Originally a three-bedroom property, it has been thoughtfully reconfigured to accommodate a generous upstairs bathroom, resulting in two large double bedrooms. We believe this could be changed back to a three bedroom with the necessary consents. On the ground floor, the home features a dining room at the front, a cosy living room in the centre, and a modern fitted kitchen to the rear, creating a practical and inviting layout. The living space is very versatile and the dining/lounge swapped if you wish. The first floor hosts a spacious double bedroom alongside a large, contemporary bathroom complete with a luxurious free-standing bath. Upstairs, the second floor reveals a bright and airy principal bedroom, flooded with natural light and enjoys views over Tiverton. Outside, the property benefits from a private courtyard with bin storage and a traditional outside WC. Beyond the courtyard (two steps) lies a separate enclosed garden with a stone patio area, providing an excellent space for outdoor dining and relaxation.

Entrance Hall

Door to front. Doors to dining room and lounge. Understairs cupboard, radiator.

Lounge

13' 8" x 10' 6" (4.17m x 3.20m)
Double glazed window to rear. Gas open fire, two storage cupboards, stairs to first floor. Picture rails, radiator, TV point.

Dining Room

12' Max x 12' 3" Max (3.66m Max x 3.73m Max)
Double glazed window to front. Picture rails, radiator.

Kitchen

12' 7" Max x 7' 4" Max (3.84m Max x 2.24m Max)
Double glazed window to rear and side. Double glazed door to side. The kitchen is equipped with a range of wall and base units with worktop over and partially tiled. Belfast sink. Space for dishwasher, washing machine, undercounter fridge and cooker. Extractor hood. Wall hung central heating boiler. Spotlights, telephone point.

Landing

Doors to bedroom two and bathroom. Double glazed window to rear. Stairs to Bedroom One.

Bedroom One

21' Max x 14' 4" Max (6.40m Max x 4.37m Max)
Double glazed velux skylight to front. Double glazed window to rear. Radiator.





Bedroom Two

14' 4" x 12' 8" (4.37m x 3.86m)

Double glazed window to front. Feature fireplace, two storage cupboards, radiator.

Bathroom

Double glazed window to rear and feature fireplace. Free standing bath, WC, wash hand basin, heated towel rail, partially tiled,radiator.

Rear Garden

Outside toilet. Private courtyard with astro turf, bin store and outside tap. Gate opens to a pathway leading to the main garden via another gate. Mainly laid to lawn, stone area, outside shed.

Location

Situated in the Westexe area close to amenities, St Johns Primary School, Heathcoat Primary School and Tiverton High School are all within walking distance. Westexe recreation ground is also close by. 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/TVT105946



welcome to

Leat Street, Tiverton

- Large Two Bedroom Property
- Two Reception Rooms
- Modern Kitchen
- Large Bathroom with freestanding bath
- Rear Gardens

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£235,000



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

view this property online fox-and-sons.co.uk/Property/TVT105946



Property Ref:
TVT105946 - 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



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk