



**Isabella Road, Tiverton EX16 6EN**



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## **Isabella Road, Tiverton**

A detached bungalow with three/four bedrooms offered the market with NO ONWARD CHAIN. In brief the accommodation has a fitted kitchen, dual aspect lounge & dining room. There are three bedrooms and a study, serviced by a modern shower room. Rear enclosed garden & front lawn, driveway parking & garage

### **Description**

Tucked away within a cul de sac with views over Tiverton is this superb detached bungalow. This property greatly benefits from its private position accessed by its own driveway. Internally, the bungalow boasts a bright dual aspect living space which flows nicely to the dining room. Views can be enjoyed from the lounge and dining space. The kitchen is well equipped and enjoys views over the hills. There is a study which is spacious and could be used as a bedroom if required. There are two doubles, and one single room all enjoy an outlook over the rear garden. Completing the accommodation, a shower room. A unique feature of this property is the converted garage which has cleverly created two separate storage spaces, one which is used for garden tools and the other as a garden room. This could be changed back to a garage should you wish or perhaps developed further subject to the necessary permissions.

Externally this property benefits from a wraparound garden. This is mainly laid to lawn with a summer house, greenhouse and an apple tree. The driveway provides plenty of off road parking. We highly recommend an early viewing to fully appreciate all this property has to offer.

### **Entrance Hall**

UPVC door to front. Built in cupboard, doors to all rooms, loft hatch.

### **Lounge**

16' 11" x 10' 8" ( 5.16m x 3.25m )  
Double glazed windows to front and side. Television and telephone points, two radiators, archway through to the dining room.

### **Dining Room**

10' 7" x 11' 8" ( 3.23m x 3.56m )  
Double glazed window to front. Radiator.

### **Office**

11' 6" x 8' 9" ( 3.51m x 2.67m )  
Double glazed window to rear. Television and telephone points, radiator, UPVC door.

### **Kitchen**

13' 10" x 7' 9" ( 4.22m x 2.36m )  
Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, stainless steel one and a half bowl sink and drainer, tiled splash back, space for cooker, extractor hood, space for washing machine.





### **Bedroom One**

10' 8" x 12' 7" ( 3.25m x 3.84m )  
Double glazed window to rear. Television point, radiator.

### **Bedroom Two**

11' 4" x 9' 6" ( 3.45m x 2.90m )  
Double glazed window to rear. Radiator.

### **Bedroom Three**

9' 4" x 7' 9" ( 2.84m x 2.36m )  
Double glazed window to rear. Radiator.

### **Shower Room**

Double glazed window to side. Wash hand basin, WC, shower cubicle, fully panelled, extractor fan.

### **Rear Garden**

To the rear of the property the garden is laid mainly to lawn with a summer house, greenhouse and an apple tree.

### **Room**

12' x 8' 3" ( 3.66m x 2.51m )  
Double glazed window to rear. Power and electric, television point, sink, door to rear.

### **Storage**

8' 3" x 7' 6" ( 2.51m x 2.29m )  
Up and over door, power , water tap.

### **Services**

Mains electric, gas, water and drainage.

Council Tax Band C

### **Location**

Situated close to the popular Moorhayes park area and within close proximity to Tesco Express, daycare nursery and Moorhayes community centre. Local primary and secondary schools are also in close proximity. 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- 6pm

Saturday- 9am- 4pm

Sundays - Close



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## Isabella Road, Tiverton

- Detached Bungalow
- Three/ Four Bedrooms
- Lounge & Dining Room & Study
- Wrap around gardens
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: Awaited

guide price

**£350,000**



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](http://www.focalagent.com)

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Property Ref:  
TVT105388 - 0002

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