



14 Sandy Place



# 14 Sandy Place

, Tiverton, Devon EX16 4FN

M5/J27 Tiverton Parkway Station: 4.4 miles, Exeter: 16 miles

An immaculately presented four-bedroom family home set in a superb location on the edge of Tiverton.

- Spacious four-bedroom home
- Upgraded features throughout
- Conveniently located
- Summerhouse
- 6.5 years remaining on NHBC warranty
- Landscaped garden
- Double Garage
- Off-street parking
- Council Tax Band F
- Freehold

Offers In Excess Of £600,000

## SITUATION

The property lies in an elevated position on the outskirts of Tiverton. It is conveniently situated on a bus route and within easy walking distance of the golf course.

Tiverton provides a good range of everyday amenities including shopping, educational and recreational facilities. Blundell's School is within walking distance and the town centre is approximately 1 mile. The mainline railway link is situated at Junction 27 of the M5 Motorway some 7 miles distance. The motorway provides good regional access to both Taunton and Exeter with a more sophisticated range of facilities including Exeter Airport just 20 miles away. The stunning North Devon coastline is within easy driving distance along with Exmoor National Park.

## DESCRIPTION

A superb David Wilson Winstone design home set in a beautifully landscaped plot. The property comprises of four spacious bedrooms with the master having a large dressing room. A kitchen/family room, sitting room, office, utility room, double garage and three bathrooms with two of these being ensuite.



## ACCOMMODATION

Upon entry there is a spacious entrance hall giving access to the ground floor WC, with stairs leading to the first floor as well as access to the remainder of the ground floor accommodation. The ground floor comprises of a dual aspect sitting room with French doors that lead out onto the paved terrace at the rear. There is an office/study space to the front that could also be used as a children's playroom if required. The heart of this home is the open plan kitchen/family room, this room like the sitting room, has French doors leading out onto the paved terrace and is bathed in natural light. There is ample space for seating along with a wide range of base and wall units. There is a 5-ring gas hob, double electric oven and integrated dishwasher. Set off the kitchen is the useful utility room that also benefits from a range of fitted storage units, a sink, and door to the front parking area. The dining room leads off the kitchen and again provides plenty of space for a 6-person dining table.

On the first floor there are four double bedrooms. The principle room enjoys a large dressing room with full height fitted wardrobes on both walls. This room also has a spacious ensuite bathroom. The other three bedrooms are all comfortable doubles with bedroom 2 having its own ensuite shower. The first floor houses a family bathroom that comprises of bath, WC and basin and a separate shower cubicle.

## OUTSIDE

The garden has been beautifully landscaped by the current owner. There is a paved slate terrace directly to the rear of the property creating space for a table and chairs and al fresco dining. With the garden facing to the South West, it is the perfect area for afternoon and evening entertainment. Beyond the terrace is a range of raised beds each with a variety of plants, shrubs and trees. Pathways between the raised beds lead to the shaded seating area with pergola above. There is also a summerhouse in the corner that doubles up as an office space which has power and lighting.

Power is present throughout the garden allowing for ambient lighting during the evening.

## SERVICES

All mains services are connected. Gas central heating.

## VIEWINGS

Strictly through the agents Stags Tiverton.

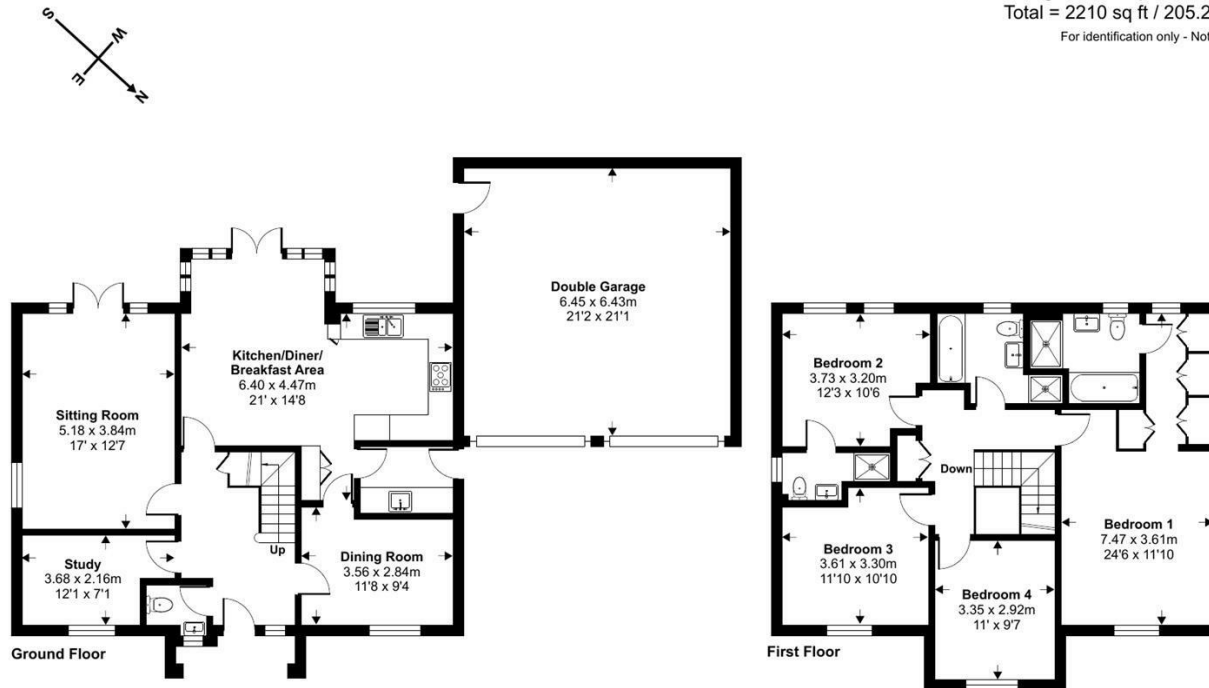
## DIRECTIONS

From Stags Tiverton office proceed from Bampton Street in a northerly direction, turning right into the one way system into William Street. Follow the road around to the right into Barrington Street, at the bottom of Barrington Street turn left signed 'All Routes'. Proceed past the Clock Tower and go straight over the mini roundabout. Upon reaching the larger roundabout turn left into Great Western Way, signposted Taunton, Exeter, M5. Go straight across at the next roundabout signposted 'Halberton' continue past Blundell's School, and continue along this road until reaching the signpost for Tiverton Golf Club. Turn left and continue onto Champion Way and then turn right into Sandy Place.



These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 1764 sq ft / 163.8 sq m  
 Garage = 446 sq ft / 41.4 sq m  
 Total = 2210 sq ft / 205.2 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Stags. REF: 1027482



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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