



Plot 6 - Leamington Lifestyle



Tiverton 2 Miles. Exeter 20 Miles. Taunton 20 Miles

A superb three double bedroom home that combines modern convenience with an Arts & Crafts influence.

- Three double bedrooms
- Master with walk in wardrobe
- En-suites to all bedrooms
- Electric car charging
- Spacious kitchen/dining room
- Separate Utility & Clockroom
- 10 year building warranty
- Superb location
- Council Tax Band TBC
- Freehold

Guide Price £465,000

SITUATION

Located on the popular and well presented Blundells Grange development, this collection of properties is situated approximately one mile from the town centre, with easy pedestrian access to several local parks and the popular Grand Western Canal, with many miles of lovely cycling and walking routes along its tow path.

Tiverton offers a wide range of recreational and retail facilities including banks, building societies, shops, supermarkets, hospital, an 18-hole golf course and a leisure centre. The town has an excellent range of educational facilities including Blundell's School, which offers discounts for local students. There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

DESCRIPTION

A beautifully presented family home that blends an Arts & Crafts influence with modern convenience and efficiency. With three double bedrooms and three ensuite the property suits growing families or downsizers looking for a high-quality home.

ACCOMMODATION

The Leamington Lifestyle presents itself as a distinctive three-bedroom residence, distinguished by its commitment to providing exceptional standards tailored to every family member. Each of its two additional double bedrooms matches the superior quality found in the master bedroom of any other home, boasting an en-suite shower room as a standard feature. Moreover, the master bedroom in the Leamington Lifestyle sets a new standard, featuring an expansive suite of rooms stretching across the front of the property. This suite includes a walk-in wardrobe and an impressive en-suite equipped with both a bath and shower, with ample remaining space.

This remarkable sense of spaciousness extends downstairs, where a generously sized lounge occupies the front of the house, and a full-width family/kitchen/dining room spans the rear. This area is adorned with a wall of glass, where double patio doors open seamlessly to the garden.

Furthermore, a designer-fitted kitchen, complete with high-end appliances, along with downstairs cloakroom and a separate utility room, enhance the allure of this upscale dwelling.

OUTSIDE

To the front of the property is a lawned area and a walkway to the front door with parking to the side for up to three vehicles along with an electric car charging point as standard. Set at the end of the driveway is a large single garage with electric and up and over door. To the rear is a good-sized garden with an area of lawn and a paved terrace set off of the kitchen diner providing superb space for entertaining or alfresco dining.

SERVICES

All mains services are connected.

AGENTS NOTE

Please note that the images are representative and may not be that of the actual plot. The floorplan may also be opposite to that of the property.

DIRECTIONS

Heading westbound on the A361 take the newly constructed exit slip road onto Barbary Way. Continue to the T Junction and head across Blundells Road into the new development. Follow the signs for the Show Home/Site Office for parking.



Approximate Gross Internal Area = 131.6 sq m / 1417 sq ft

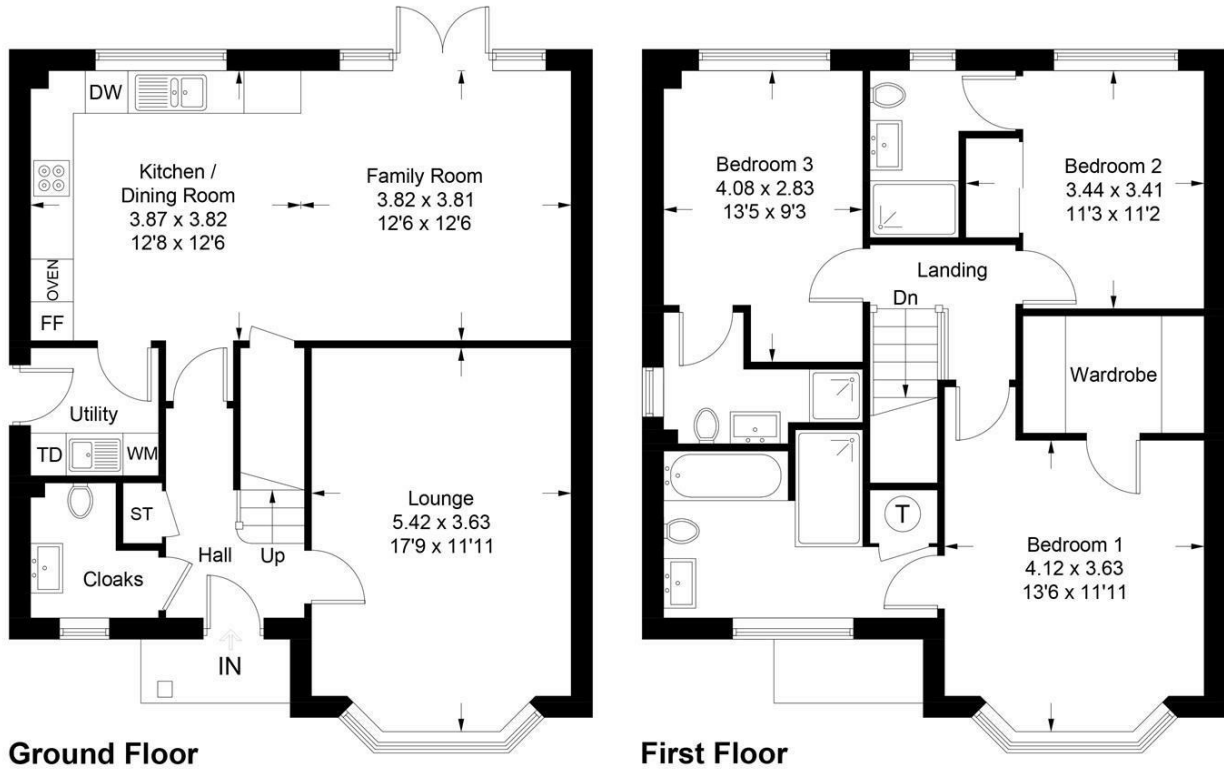


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1048879)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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