



51 Park Road

51, Park Road, Tiverton, EX16 6AY



Tiverton Town Centre 0.5 mile. M5 (J27): 7 miles. Exeter 14 miles. Taunton 22 miles

Superb three bedroom family home offering well proportioned accommodation on the edge of Tiverton town centre. Offered to market with no onward chain.

- Charming family home
- No onward chain with offers invited
- Three good sized bedrooms
- Open plan kitchen/dining room
- Victorian features throughout
- Off street parking
- Private garden with studio
- Superb location with easy access to amenities and park
- Council Tax Band D
- Freehold

Guide Price £375,000

SITUATION

The property is conveniently positioned near the centre of the popular market town of Tiverton whilst overlooking the superb Peoples Park.

Tiverton offers a wide range of amenities including a leisure centre, hospital, bank/building societies, shops and supermarkets. There is private and state schooling for all ages, including Blundell's School which offers discounts to local students.

There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station with mainline fast link to London Paddington.

The location is very accessible, with both the north and south coasts within an hour's drive. Exeter is a short journey and offers an excellent modern city with many desirable attributes.

DESCRIPTION

51 Park Road is a spacious three bedroom semi-detached family home offered to the market with no onward chain, set in a superb location opposite People's Park only a short walk away from Tiverton Town Centre.

ACCOMMODATION

The ground floor accommodation boasts a welcoming porch with a glazed door leading from the front into a spacious hallway. This area features a radiator, coat hooks, and a staircase rising to the upper floor with a large understairs cupboard. From the hallway, a door opens into the inviting sitting room, a generously sized space with a bay window and an open fireplace, perfect for cosy evenings. The heart of the home lies in the open plan kitchen/dining/family room, offering a practical and versatile layout. The kitchen area is equipped with a range of cream-fronted wall and base units, an inset sink with a mixer tap, an electric cooker and hob, and ample space for appliances including a dishwasher and fridge/freezer. The dining area features spotlighting and offers plenty of room for a dining table, while the family area boasts a wood burner, built-in storage cupboard and shelving, and double-glazed doors opening into the sun room. The sun room features tiled flooring and glazed doors that open onto decking, providing seamless indoor-outdoor living. The property also benefits from a ground floor WC.

Ascending to the first floor, you will find a landing with access to an airing cupboard with slatted shelving and a smoke alarm. The accommodation on this level comprises three bedrooms and a bathroom. Bedroom One is a spacious double

room with a bay window, built-in wardrobes, and a radiator, offering ample comfort and storage space. Bedroom Two is another double room with a built-in wardrobe, radiator, and a window overlooking the rear garden. Bedroom Three is a cosy single room with a window to the front and a radiator. The property is serviced by a well-appointed bathroom featuring tiled flooring and half-tiled walls, and a white suite comprising a WC, pedestal wash hand basin, bath with an electric shower over, shower screen, and a ladder towel rail, completing the comfortable and convenient first-floor accommodation.

OUTSIDE

To the front of the property is a drive providing parking for up to three vehicles. Next to the driveway is a level section of garden that is predominantly laid to lawn with shrubbery to the borders.

At the rear, there is a private, enclosed garden. The garden comprises of a well sized patio, perfect for alfresco dining and entertaining. There is a level laid lawn area with shrubbery surrounding and a large, wooden studio with power and lighting.

SERVICES

Electric - Mains connected
Drainage - Mains connected
Water - Mains connected
Gas - Mains connected
Heating - Gas central heating & Wood burner
Ofcom predicted broadband services - Standard: Download 17 Mbps, Upload 1Mbps.
Ofcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council.
Tiverton Conservation Area.

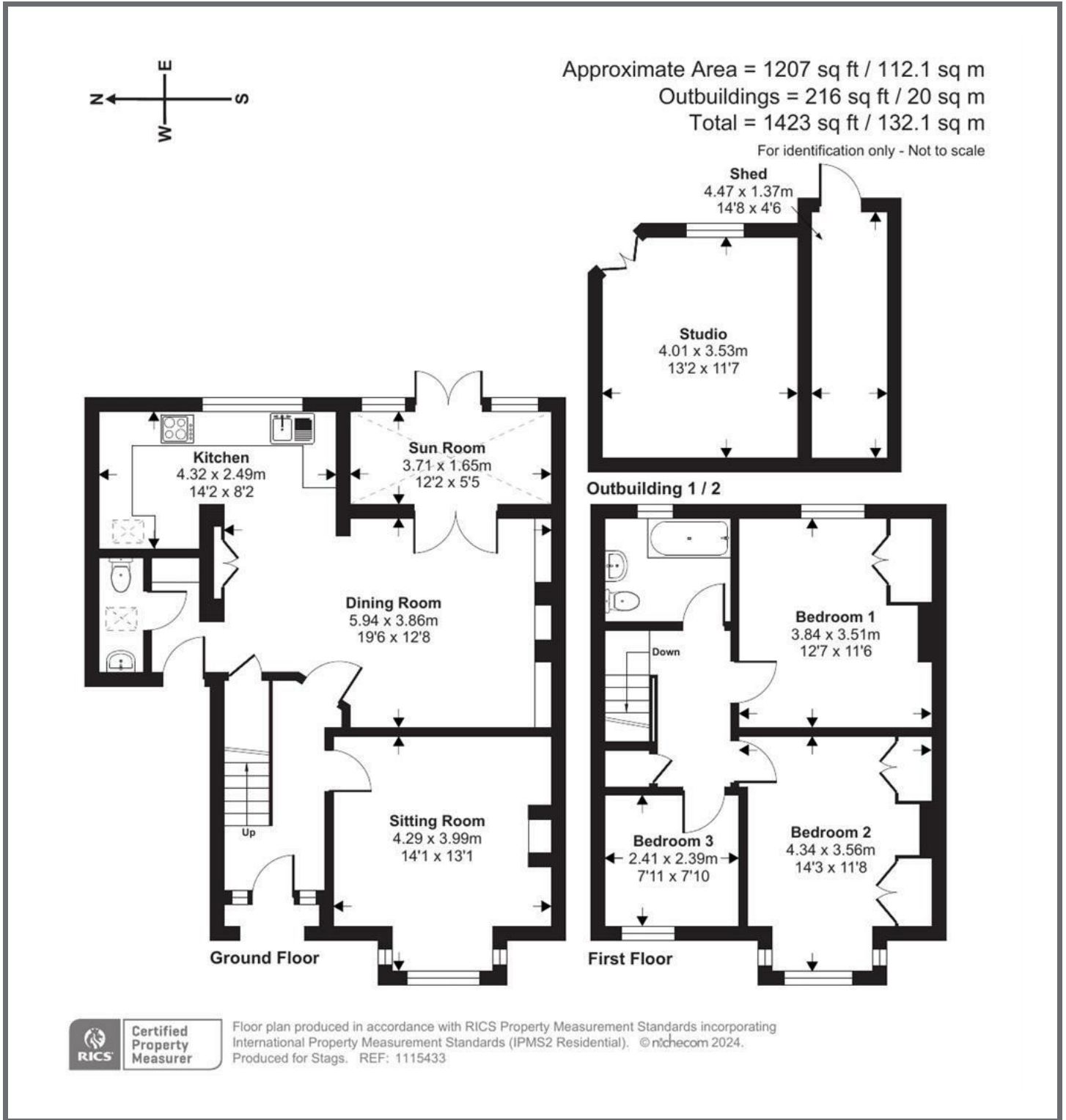
VIEWINGS

Strictly by appointment with the agent please.

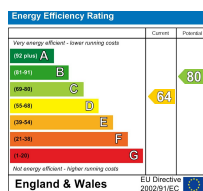
DIRECTIONS

From Stags Office proceed up Bampton Street and continue along this road into Park Road where number 51 will be found after a short distance on the right hand side.





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.



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