



70, Gale Way



70, Gale Way

, Tiverton, Devon EX16 5FB

M5/J27 Tiverton Parkway Station: 9 Miles, Exeter: 15 Miles

A well presented and modern detached home situated on the edge of town with views over the neighbouring fields.

- Detached Family Home
- Three Bathrooms
- Ample Parking
- Edge of Town Location
- Home Office
- Six Double Bedrooms
- Open Plan Kitchen/ Dining Room
- Double Garage/ Games Room
- Council Tax Band F
- Freehold

Guide Price £480,000

SITUATION

The property is situated a short distance from the centre of the market town of Tiverton, close to the basin of the Grand Western Canal with its tow path offering some lovely walks.

The town boasts 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.

Junction 27 of the M5 is approximately 7 miles distant, and adjacent to this is Tiverton Parkway Railway Station.

DESCRIPTION

70 Gale Way is a detached family home with superb living space and six double bedrooms. The property benefits from extensive parking and pretty views over the neighbouring fields.



ACCOMMODATION

The entrance hall has a cloakroom and stairs leading to the first floor, with under stairs storage. There is also access to the study. The sitting room has pretty views to the front of the property. The kitchen is fitted with modern units and benefits from integrated appliances such as a dishwasher, electric oven, and hob. There is access to the utility room from the kitchen. The dining room is open plan to the kitchen and has plenty of space for a table and an additional seating area. Bi fold doors open onto the rear garden.

On the first floor are four double bedrooms. The master bedroom benefits from an en suite shower room and is situated to the front of the property, alongside bedroom two. To the rear are a further two bedrooms that overlook the garden. The family bathroom consists of a bath, wash basin and WC.

On the second floor are a further two double bedrooms, with one benefiting from an en suite shower room.

OUTSIDE

To the side of the property is a driveway with parking for four cars and access to the double garage/games room, offering further parking/storage and access to the garden. The garden is laid mostly to lawn with an area of patio and offers a good degree of privacy,

SERVICES

Mains electricity, gas and water.

Ofcom predicted broadband services - Standard: Download 20 Mbps, Upload 1Mbps. Ultrafast: Download 1000 Mbps, Upload 220 Mbps

Ofcom predicted mobile coverage for voice and data: Internal (Limited)- EE, Three, O2 and Vodafone. External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

AGENTS NOTE

Management charge for the 2024 calendar year is £169.11

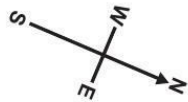
VIEWINGS

Strictly by appointment with the agents please.

DIRECTIONS

From Tiverton Hospital, turn right at the roundabout onto Kennedy Way. Continue over the River Exe and at the mini roundabout turn right onto Rackenford Road. Continue for half a mile and at the roundabout take the second exit onto Gale Way. Follow the road around to stay on Gale Way and the property will be found at the end of the road on the right hand side.





Approximate Area = 1974 sq ft / 183.4 sq m
 Garage = 361 sq ft / 33.5 sq m
 Total = 2335 sq ft / 216.9 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). ©nitchecom 2023. Produced for Stags. REF: 1050587

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
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(54-68) 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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