



32 Mayfair



Tiverton 2 miles. Tiverton Parkway 5 miles.
Exeter 16 miles

A charming three bedroom, detached family home with mature gardens and ample parking. Offered to market for the first time in 40 years.

- Detached family home
- Three Bedrooms
- Large sitting room
- Ample parking
- Front & Rear Garden
- Single Garage
- Private location
- Close to Amenities
- Council Tax Band F
- Freehold

Guide Price £525,000

SITUATION

The property sits within its own grounds in a quiet and highly regarded area of town. It is within walking distance of the golf club and only a short distance from the popular private school of Blundell's which offers discount to local pupils.

Tiverton provides a wide range of recreational, educational and retail facilities including both private and state schools, bank/building societies, supermarkets, hospital and sports centre. Junction 27 of the M5 motorway lies approximately 6 miles distant, alongside which is Tiverton Parkway Station.

DESCRIPTION

32 Mayfair is a well-presented three-bedroom property benefitting from flexible accommodation, three large reception rooms, front and rear gardens, ample off-road parking and garage.

ACCOMMODATION

The entrance porch leads you into the heart of the home providing access to all principal rooms. The large, south facing, sitting room features a large bay window and feature fireplace. A further reception room sits across the hallway, also with a large bay window offering a southerly aspect. To the rear of the property lies the kitchen, utility, dining room and ground floor bathroom. The dining room offers double doors to the rear garden and views over the rear garden. The kitchen benefits from white gloss wall and base units, integrated Bosch oven, Siemens microwave and electric hob, with space for further appliances. A doorway leads through to the utility with further storage and gives access to the garage. The ground floor bathroom comprises of a shower, wash basin and WC.

Stairs rise to the spacious first floor landing. The dual aspect master bedroom benefits

from a southerly and easterly aspect and offers built in wardrobes and en suite comprising of shower, wash basin and WC. Bedrooms two and three are both doubles. Bedroom two features a southerly aspect with a built-in cupboard, whilst bedroom three offers views over the rear garden and is currently utilised as an office/ study space.

OUTSIDE

The property occupies a generous plot with both front and rear gardens predominantly laid to lawn with hedge surroundings, mature shrubbery and trees. Within the rear garden, is a delightful summerhouse.

The tarmac driveway provides ample parking for multiple vehicles and gives access to the attached garage with up and over door and integral access into the main accommodation.

SERVICES

Mains electricity, water, drainage and gas. Gas central heating.
Ofcom predicted broadband services - Standard: Download 7Mbps, Upload 0.8Mbps. Superfast: Download 80Mbps, Upload 20Mbps. Ultrafast: Download 900Mbps, Upload 200Mbps.
Ofcom predicted mobile coverage for voice and data: Internal - EE & O2(Limited) External - EE, Three, O2 & Vodaphone
Local Authority: Mid Devon District Council.

VIEWINGS

Strictly by appointment with the agents please.

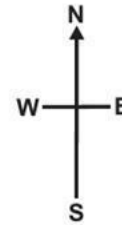
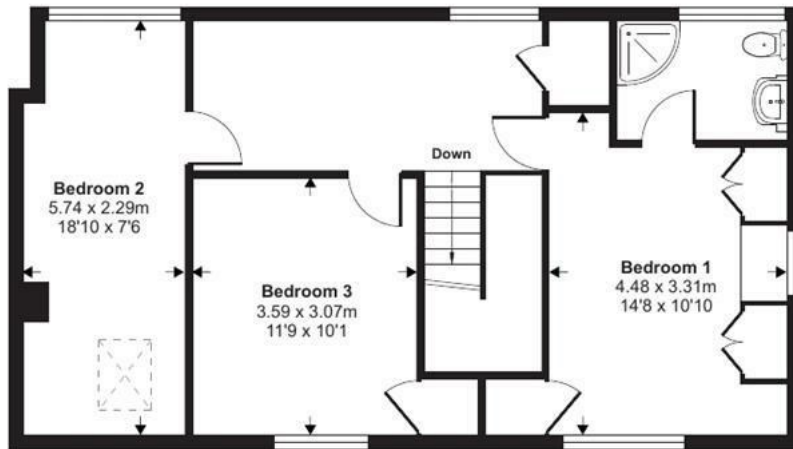
DIRECTIONS

From the M5 (Junction 27) proceed west bound towards Tiverton, taking the second exit signposted 'Post Hill'. At the T-Junction of Blundells Road, turn left and continue for approximately 500 yards, turning right onto Mayfair. Take the first right, where 32 Mayfair can be found as the second property on the right hand side.

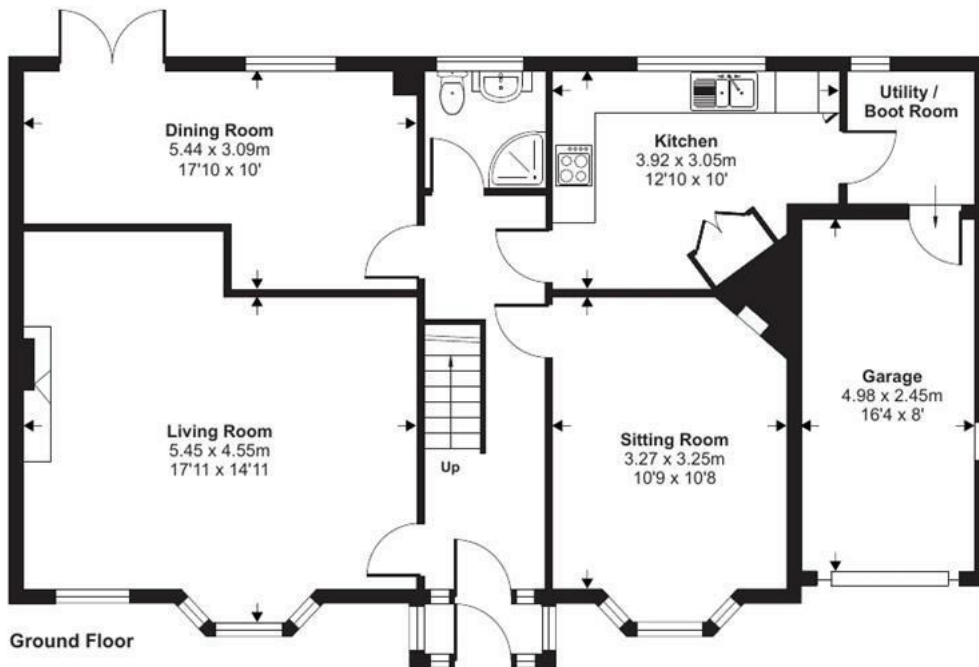


Approximate Area = 1311 sq ft / 121.7 sq m
 Garage = 131 sq ft / 12.1 sq m
 Total = 1442 sq ft / 133.8 sq m

For identification only - Not to scale



First Floor

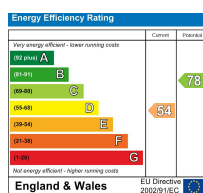


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1174140

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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