



19 Bluebell Avenue

19, Bluebell Avenue, Tiverton, EX16 6SX



M5 (J27)/ Tiverton Parkway Station 7 Miles.
Exeter 15.2 Miles. Taunton 19.7 Miles.

A modernised, improved and extended detached house in a highly convenient location with excellent link road access. Four bedrooms, two bathrooms, stunning extended kitchen/dining room. Ample parking.

- Extended detached house
- Stunning extended kitchen/dining/living room
- Four bedrooms, Two bathrooms
- Utility and WC
- Garage and driveway parking
- Good access to link road and local amenities
- Attractive gardens
- Well presented and modernised
- Council Tax Band D
- Freehold

Guide Price £425,000



SITUATION

Conveniently situated on the north eastern outskirts of the town, the property enjoys particularly good access to the A361 dual carriageway, connecting to Junction 27 of the M5 7 miles away, along with Tiverton parkway main line station with trains to London Paddington.

The property is within walking distance of local convenience stores, as well as open countryside to the north, with foot and bridle paths along with country lanes providing a network of country walks close by. The town centre is just over a mile giving access to a range of shops and services as well as supermarkets etc.

DESCRIPTION

This attractive modern detached home has been significantly extended in recent years and now provides a spacious and modernised contemporary family home.

ACCOMMODATION

The accommodation in brief comprises, an entrance hall and cloakroom with WC. A lounge is accessed from the hall with outlook to the front, to the rear is a stunning kitchen/dining/living room. Forming part of an extension it combines an open plan space with a beautifully fitted kitchen with island unit and built in appliances, Bi-fold doors run across the rear opening on to the garden. A refitted utility runs off the kitchen with internal access to the garage. On the first floor are four bedrooms, the master having an ensuite, with a family bathroom serving the remaining bedrooms.

OUTSIDE

To the front of the property is a lawned area with path to the front door, as well as drive and further off road parking beyond. To the rear an area of paving provides an enclosed seating and entertaining space, beyond which is a level lawn and raised pond and water feature with planters. The rear garden is enclosed with panel fencing and faces in a westerly direction.

SERVICES

Mains electricity, water, gas and drainage. Gas central heating. Ofcom predicted broadband services - Standard: Download 8Mbps, Upload 0.9Mbps. Superfast: Download 80Mbps, Upload 20Mbps. Ofcom predicted mobile coverage for voice and data: Internal - EE, Three (Limited), O2 & Vodafone (Limited). External - EE, Three, O2 & Vodafone Local Authority: Mid Devon District Council.

VIEWINGS

Strictly by appointment only via the agent.

DIRECTIONS

From A361 Gornhay Orchard junction, proceed towards Tiverton and turning right into Lea Road at the McDonalds roundabout. Proceed along the road, taking the first right onto Bluebell Avenue. Continue for 176 yards, taking the third left, where 19 Bluebell Avenue will be found first on the left.

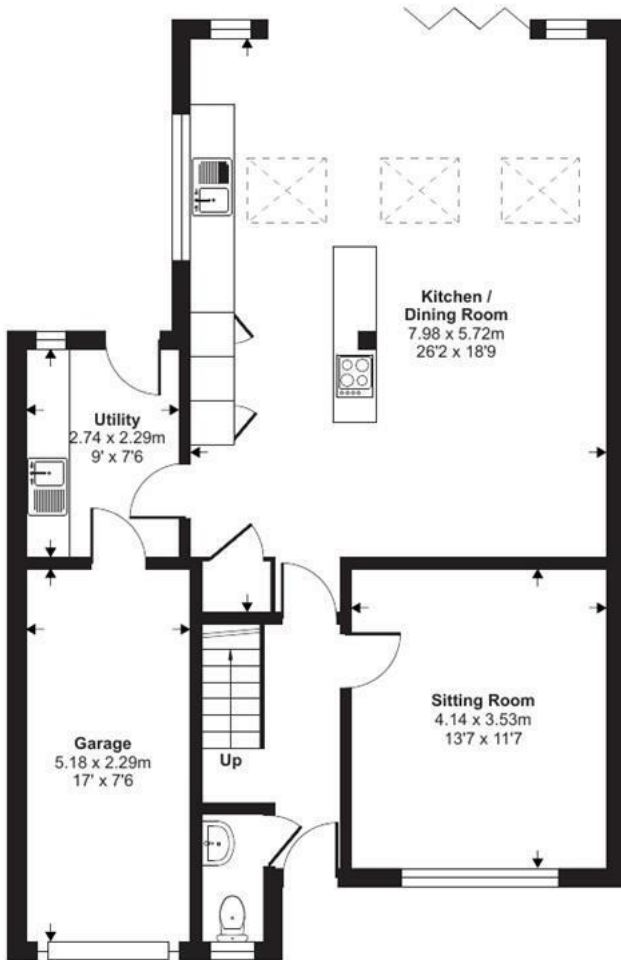
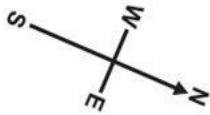


Approximate Area = 1419 sq ft / 131.8 sq m

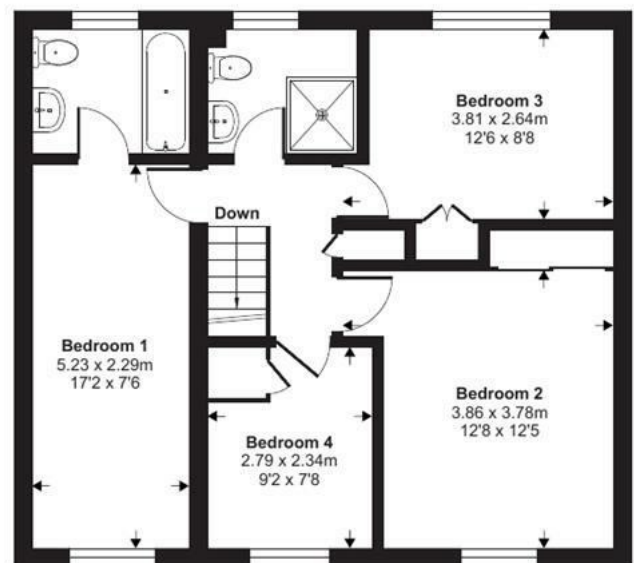
Garage = 128 sq ft / 11.8 sq m

Total = 1547 sq ft / 143.6 sq m

For identification only - Not to scale



Ground Floor

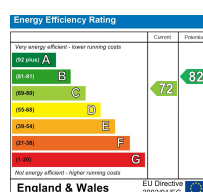


First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Stags. REF: 1216143

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.



19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705

tiverton@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London