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32 Marguerite Road



32, Marguerite Road, Tiverton, Devon EX16 6TD



### SITUATION

Ideally located on the north-eastern edge of Tiverton, the property benefits from excellent access to the North Devon Link Road/ A361 dual carriageway, which connects to Junction 27 of the M5, just 7 miles away. It is also conveniently close to Tiverton Parkway mainline station, offering trains to London Paddington.

Local convenience stores are within walking distance, and the open countryside to the north offers country lanes, footpaths and bridleways, providing a network of scenic walks. The town centre is just over a mile away, offering a variety of shops, services, and supermarkets.

### DESCRIPTION

32 Marguerite Road is a delightful family home. Internally, the property offers accommodation spanning over 1300 SqFt, with four bedrooms and two reception rooms, including an open-plan kitchen/dining room and a separate utility. Externally, to the rear is a well-maintained garden whilst to the front, there is off-road, driveway, parking.

### ACCOMMODATION

The well-proportioned entrance hall welcomes you into the property and leads to all principal ground floor rooms. To either side of the hallway, lies two reception rooms, both offering a front aspect: the spacious sitting room benefits from a feature fireplace, whilst the second reception room offers a flexible space for a playroom, office or potential fifth bedroom. The kitchen/dining room is located at the rear of the property, with double doors leading out to the rear garden, providing a bright and airy space. The kitchen comprises of wall and base units, integrated microwave, electric oven, a four-ring induction hob, space for a double fridge freezer, additional floor-to-ceiling pantry cupboards, and a sink positioned overlooking the garden. Beyond this, the utility room offers space for additional appliances, extra storage, a separate WC, and access to the rear garden.

From the entrance hallway, a staircase leads to the first-floor landing, where you will find an airing cupboard. The four bedrooms and family

bathroom are located on this floor. The spacious master bedroom offers a large window with stunning views over the mid-Devon countryside, as well as a separate en-suite with a freestanding shower, wash basin and WC. The family bathroom includes a shower over the bath, wash basin and WC.

### OUTSIDE

The private rear garden is enclosed with panel fencing and bordered with mature shrubs and trees offering a safe space for the family to relax. An area of decking, directly behind the house, provides a designated seating and entertaining space, whilst beyond is level lawn providing ample space for the needs of a family.

### SERVICES

Mains electricity, water, gas and drainage. Gas central heating.  
Ofcom predicted broadband services - Standard: Download 6Mbps, Upload 0.7Mbps. Superfast: Download 80Mbps, Upload 20Mbps.  
Ofcom predicted mobile coverage for voice and data: Internal (Limited): Three, EE, O2 & Vodafone. External: Three, EE, O2 & Vodafone. Local Authority: Mid Devon District Council.

### VIEWINGS

Strictly by appointment only via the agent please

### DIRECTIONS

Travelling westbound on the A361 (North Devon Link Road), exit at the Gornhay Orchard junction, proceed towards Tiverton and turning right into Lea Road at the McDonalds roundabout. Proceed along the road, taking the second right onto Marguerite Road. Continue along the road and on the corner where the road begins to turn left the property can be found on the corner on the right-hand side.

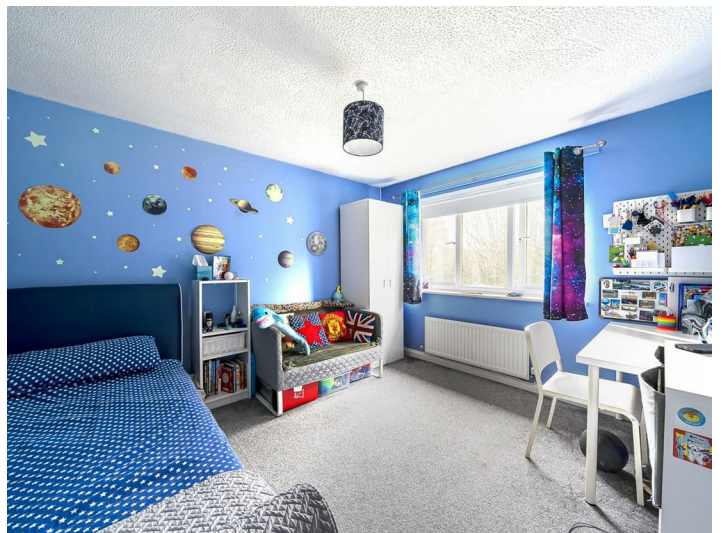
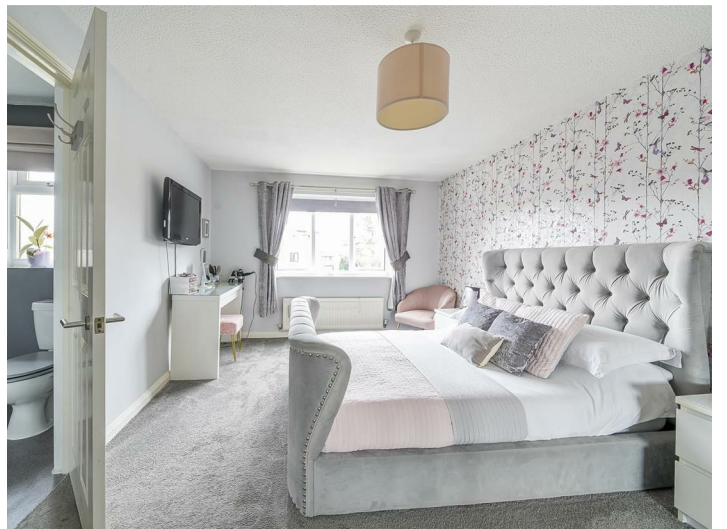
M5 (J27)/ Tiverton Parkway Station 7 Miles  
| Exeter 15.2 Miles | Taunton 19.7 Miles.

A modernised and improved detached house in a highly convenient location with excellent transport links, offering four bedrooms, two bathrooms, spacious kitchen/dining room, rear garden and driveway parking.

- Superb Family Home
- Four-Bedrooms
- Open Plan Kitchen-Diner
- Separate Utility and WC
- Well-Presented and Modernised
- Front & Rear Gardens
- Driveway Parking
- Easy Access to Amenities
- Council Tax Band D
- Freehold

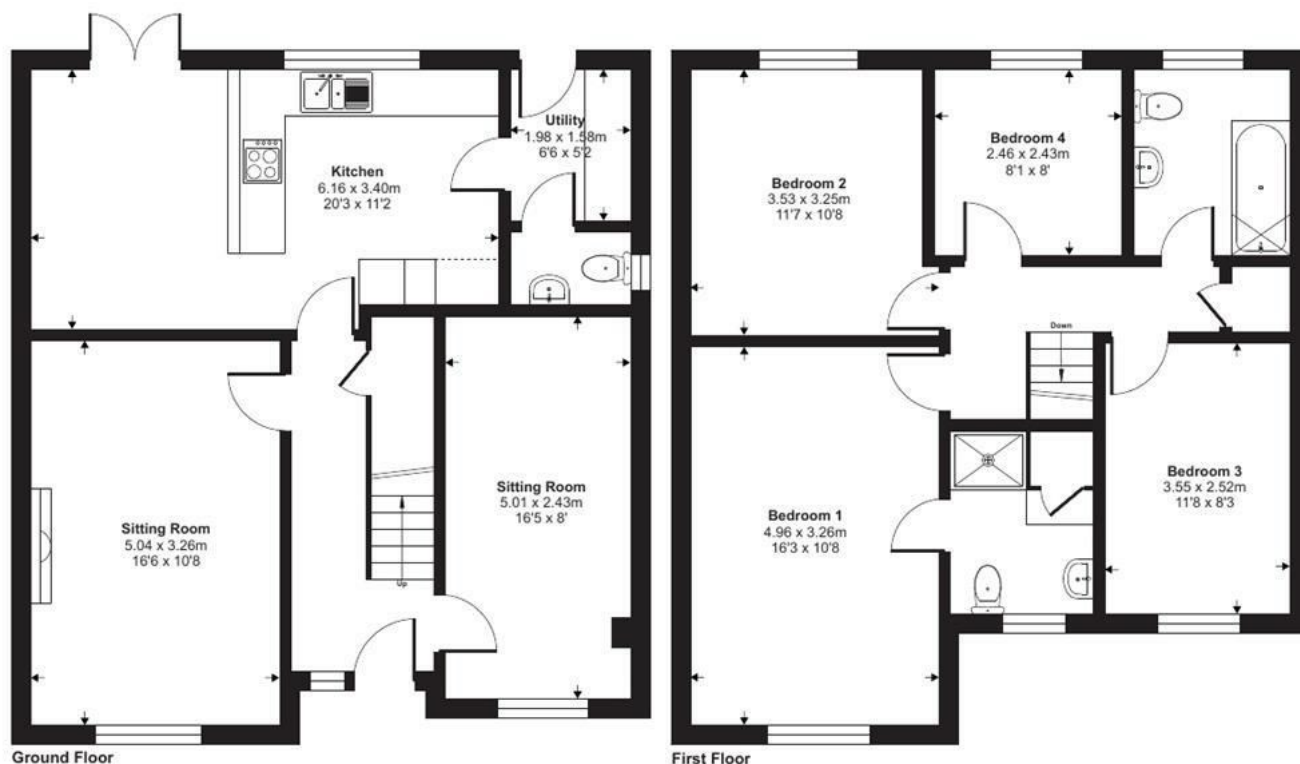
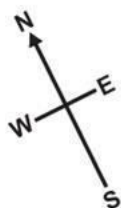
Guide Price £375,000





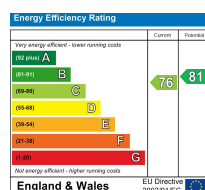
Approximate Area = 1355 sq ft / 125.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2025. Produced for Stags. REF: 1263105

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19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705

tiverton@stags.co.uk

stags.co.uk



@StagsProperty

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