

## 6 Oaklea, Tiverton, EX16 6NS



Situated in a lovely position within walking distance of the town centre, this three bedroom linked detached house is set in the peaceful cul-de-sac of Oaklea. The spacious accommodation benefits from an entrance hall, lounge, dining room, kitchen breakfast room, conservatory, three first floor bedrooms, family bathroom, enclosed landscaped rear garden, garage and off road parking to the front of the house. No onward chain, viewing is highly recommended.

**Offers in the Region of £310,000 Freehold DCX02302**

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## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Access via part frosted front door with a door leading to the lounge. Stairs to the first floor landing. Telephone point and radiator.

### Loung 14' 0" x 12' 2" (4.274m x 3.699m)

Front aspect uPVC double glazed window with view of the front garden. Understairs storage cupboard. Wall mounted electric fire, television point and cove ceiling. Archway leading through to the dining room.



### Dining Room 9' 9" x 7' 5" (2.960m x 2.263m)

Rear aspect double glazed sliding doors leading to the conservatory. Cove ceiling. Radiator. Door leading through to the kitchen.



### Kitchen/ Breakfast room 16' 7" x 9' 8" (5.052m x 2.955m)

Rear aspect uPVC double glazed window with view of the rear garden. A fitted range of eye and base level units. Sink with mix tap and single drainer. Roll edge work surfaces, part tiled walls. Integrated oven and hob with extractor fan above. Plumbing for washing machine. Further appliance space. Spot lighting. Radiator. Sliding double glazed doors leading to rear garden. Seating area and door through to the garage.



### Conservatory 8' 10" x 5' 7" (2.691m x 1.714m)

Perspex roof, triple aspect double glazed windows, radiator & wall light.



### First floor landing

Doors leading to bedroom one, bedroom two, bedroom three and bathroom. Access to loft above. Built in storage cupboard with radiator and static shelving. Side aspect uPVC double glazed window.

### Bedroom One 13' 10" x 8' 6" (4.213m x 2.603m)

Front aspect uPVC double glazed window. Radiator.



### Bedroom Two 8' 6" x 9' 8" (2.582m x 2.956m)

Rear aspect uPVC double glazed window with a view of the rear garden. Cove ceiling. Radiator.



### Bedroom Three 6' 3" x 8' 4" (1.898m x 2.537m)

Front aspect uPVC double glazed window. Cove ceiling. Shelving & radiator.



### Bathroom

Rear aspect frosted uPVC double glazed window. Three piece white suite comprising of a panel enclosed bath with mix tap and Mira shower above, low level WC, pedestal wash hand basin with mix tap. Part tiled walls. Spotlighting and radiator.



### Garage

Metal roller door. Light & power. Wall mounted boiler.

### Rear Garden

Private enclosed rear garden by panel fencing. Paved seating areas. Landscape garden with mature shrubs and trees. Gated rear access. Wooden shed. Outside tap. Access to front of property.

### Front of property

Off road parking for two vehicles and a beautifully maintained front garden.



TOTAL: 118.4 m<sup>2</sup> (1,274 sq.ft.)

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