

4 The Close, Tiverton, EX16 6HR



A spacious three bedroom semi- detached bungalow situated on an extensive plot and in need of some updating. The property is situated in a quiet no through road location and benefits from a large entrance hall, lounge, kitchen, three bedrooms, family bathroom, cloakroom, enclosed rear gardens, off road parking, gas central heating and double glazing. No onward chain.

Offers in the region of £175,000

DCX02331

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THE ACCOMMODATION COMPRISES:

Entrance Hall

Access via part frosted uPVC front door with doors to the lounge, bedroom one, bedroom two, bedroom three, bathroom and cloakroom. Storage cupboard, telephone point and radiator.

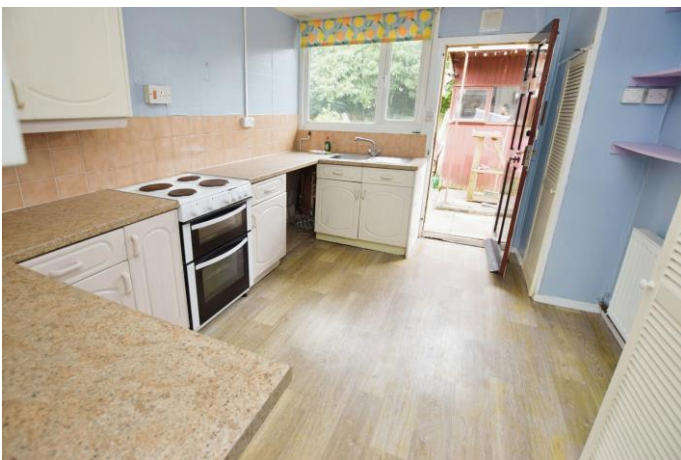
Lounge 18' 0" x 12' 0" (5.499m x 3.655m)

Front aspect uPVC double glazed window with a view over the front garden. Television point, wall lights and radiator. Door leading through to the kitchen.



Kitchen 12' 0" x 10' 2" (3.660m x 3.107m)

Rear aspect uPVC double glazed window with a view of the rear garden. Fitted range of eye and base level units, stainless steel sink with mix tap and single drainer. Roll edge work surfaces, part tiled walls, electric cooker point, further appliance space, storage cupboard with wall mounted boiler. Radiator. Door to the rear garden.



Bedroom One 11' 10" x 11' 9" (3.616m x 3.581m)

Front aspect uPVC double glazed window. Built in wardrobe. Radiator.



Bedroom Two 11' 11" x 9' 8" (3.639m x 2.952m)

Rear aspect uPVC double glazed window with view over the rear garden. Built in wardrobe. Radiator.



Bedroom Three 11' 11" x 7' 8" (3.642m x 2.346m)

Rear aspect uPVC double glazed window looking over the rear garden. Two Storage cupboards. Radiator.



Bathroom

Rear aspect uPVC frosted double glazed window. Panel enclosed bath with shower above, pedestal wash hand basin, part tiled walls.



Cloakroom

Rear aspect frosted uPVC double glazed window. Low level WC.

Rear Garden

Private enclosed rear garden, main laid to lawn with mature trees and shrub borders. Wooden outside shed. Paved seating area.



Side of property

Off road parking for two vehicles and pedestrian access to the front door. Enclosed front garden.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Energy performance certificate (EPC)

4, The Close TIVERTON EX16 6HR	Energy rating	Valid until:	24 October 2026
	E	Certificate number:	8694-7054-9829-2127-5063

Property type	Semi-detached bungalow
Total floor area	80 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: