



Kestrel Barn Appledore Court, Burlescombe Tiverton EX16 7LE

welcome to

Kestrel Barn Appledore Court, Burlescombe Tiverton

Viewing is advised of this detached barn conversion enjoying a spacious plot, with wrap around gardens and driveway parking. In brief there are two bedrooms, a cosy lounge heated by under floor heating. A well-equipped kitchen and family bathroom. Tucked away, backing onto farmland and woodland.

Description

Viewing is advised of this two-bedroom detached barn conversion which is located in a tucked away yet very accessible position with easy access to the A38. Kestrel barn is approached via a gated entrance which leads to the parking for this property. On entering the accommodation is a dual aspect living room with vaulted ceiling, exposed timber beams and French doors which lead out into the rear garden. Heated by electric under floor heating. There is a well-appointed solid oak kitchen which comprises of a range of units with integrated electric oven and hob with further free-standing appliance space. Complementing the accommodation are two bedrooms and a well-appointed modern bathroom. Externally to the front and side of the property is a driveway providing ample off-road parking, whilst to the rear and sides is a wrap around garden, which is mainly laid to lawn with a timber decked patio area. This backs onto open farmland. The property is ideally suited to both the owner occupier, investor or those seeking a second home.

Entrance

Door opening into the open plan Living/Dining Room

Lounge/Diner

13' 5" x 10' 4" (4.09m x 3.15m)

Double glazed window to the front together with double glazed French doors opening into the rear garden. Exposed timber beams to the vaulted part sloping ceiling. Access to a loft space, four wall lights and a television point.

Inner Hall

Inset loft access and spot-lamps to ceiling, doors to all room

Kitchen

10' 1" x 7' 2" (3.07m x 2.18m)

Fitted kitchen comprising a range of base and wall units with complimentary roll edge work surfaces with an inset stainless steel one and a half bowl sink/drain. Integrated electric oven and hob with cooker hood above. Free standing space for fridge/freezer together with space and plumbing for washing machine. Timber framed double glazed window to the rear aspect. Spot-lamps to ceiling.

Bedroom One

10' 4" x 9' 6" (3.15m x 2.90m)

Double glazed window to the front aspect. Spot-lamps to the ceiling, television point.

Bedroom Two

7' 11" x 7' 7" (2.41m x 2.31m)

Double glazed window to the front aspect





Bathroom

A modern white suite comprising a low level WC, pedestal wash basin, a panelled bath with shower over together with glazed shower screen. Wall mounted electric heater and an extractor fan. Clad walls and double glazed window to the side aspect.

Loft Space

Accessed from the lounge is a loft space which would make a great office space subject to the necessary permissions. This can be seen on our floor plan.

Gardens

Approached via five bar timber gates providing access to a graveled driveway and the property. Enclosed by a combination of timber fencing and stone walling, laid mainly to lawn with paved frontage providing access to the front door with wall mounted electric lights and a further grassed area to the side. A good-sized level rear garden enclosed by a combination of timber fencing and stone walling with timber gates providing access to the front of the property. Laid to lawn with a patio seating area. Wall mounted water tap, electric light and power socket.



Parking

Gated off road parking

Services

Mains electric and water
Septic Tank.

Drainage is a soak way upgraded in 2021. £100 twice a year to empty.

Council Tax Band B

Office Hours

Monday - Friday 9am- 5.30pm

Saturday- 9am- 2pm

Sundays - Closed



view this property online fox-and-sons.co.uk/Property/TVT105579



welcome to

Kestrel Barn Appledore Court, Burlescombe Tiverton

- Detached Barn Conversion
- Lounge & Fitted Kitchen
- Backing onto woodland
- Driveway Parking
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£240,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online fox-and-sons.co.uk/Property/TVT105579



Property Ref:
TVT105579 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk