



Uppingtons, Rackenford, TIVERTON, EX16 8DU

welcome to

Uppingtons, Rackenford TIVERTON

Semi Detached two-bedroom home which sits on a generous plot with gardens backing onto open farmland. Flexible accommodation, including a ground floor bedroom with wet room and widened access, alongside a lounge, dining room with Rayburn. Fitted kitchen. Driveway and workshop. NO ONWARD CHAIN.

Charming Village Home on a Generous Plot with Countryside Views - Offered with No Onward Chain. Situated in the village of Rackenford, this cherished family home occupies a generous plot with a garden backing directly onto open farmland, offering a wonderful sense of space and rural outlook. Although well-maintained, the property would now benefit from some modernisation, presenting an excellent opportunity for buyers to put their own stamp on this home.

The accommodation has been thoughtfully extended to provide adaptable living. This area has been designed with accessibility in mind, featuring widened doorways suitable for wheelchair use. Upon entering, you are welcomed into a front facing lounge, which leads through to the dining room where there is a Rayburn. The kitchen is fitted with a range of wall and base units and opens into the extension, where you will find a spacious additional bedroom or reception room with adjoining wet floor shower room. Doors from this room open directly onto the garden, creating a lovely connection to the outdoor space.

Upstairs, there is a further double bedroom and a family bathroom. From the bedroom, a staircase leads to the loft where a useful loft room and eaves storage can be found.

Externally, the property enjoys a generous plot with gardens backing onto farmland, ideal for those seeking a village setting. There is a driveway and garage/workshop space.

Lounge

On entering the property into the lounge, it features a double-glazed window to the front, a TV point, a radiator, a door to the dining room, and a feature fireplace.

Dining Room

The dining room has stairs up to the first floor, with a double-glazed window to the side, a radiator, a Rayburn, a door to the kitchen, and it is partially tiled.

Kitchen

The kitchen features Velux windows to the side, a double-glazed window to the side, wall and base units, one stainless steel sink and drainer, space for a washing machine, dishwasher, and fridge/freezer, the boiler, an induction hob and extractor hood, and a radiator. It has a door to the garage and a door to bedroom one, and is partially tiled.

Bedroom One

Bedroom One has a double-glazed window to the side, with double-glazed patio doors to the rear. It features a radiator, USB points, and a telephone point.

Shower Room

The wet room has a double-glazed window to the side, with a shower, a WC, a wash hand basin, shaver points, with a radiator, a loft hatch, and is partially tiled.





Landing

Features an airing cupboard, a double-glazed window to the side, and doors to bedroom two and the bathroom.

Bedroom Two

Bedroom Two has a double-glazed window to the front, a radiator, and stairs up to the attic.

Bathroom

Features a double-glazed window to the rear, with a radiator, WC, wash hand basin, a bath with shower over, spotlights, shaver points, and is partially tiled.

Loft

Velux skylight to the front, with storage in the eaves and exposed beams.

Front Garden

The front garden has a concrete area for parking.

Rear Garden

The garden has a patio area, with astro turf and raised flower beds. There is also a sweet chestnut tree, two oil tanks, a shed, and access down the side to a concrete area. There is also a door into the garage.



Garage

Has power and lights, with access to the rear garden.

Agents Note

Please note there is a right of way for a neighbouring property to access the well; however the well is not in use. This property has spray foam insulation in the roof.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Auction

For sale via traditional auction at Fox & Sons property auctions Grand Connaught Rooms, 61-65 Great Queen Street, LONDON, London, WC2B 5DA



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welcome to

Uppingtons, Rackenford TIVERTON

- Two Bedroom Semi-Detached Home
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Accessible Bedroom & Wet Floor Shower Room
- NO ONWARD CHAIN

Tenure: Freehold

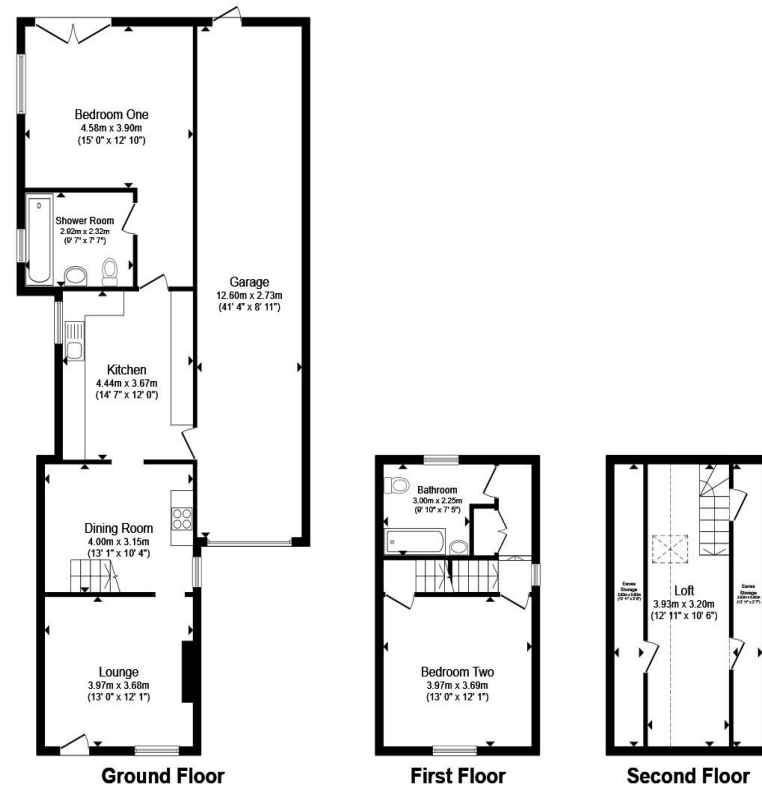
EPC Rating: E

Council Tax Band: B

guide price

£150,000

directions to this property:



Total floor area 153.0 m² (1,647 sq.ft.) approx

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.propertybox.io

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Property Ref:
TVT106144 - 0007

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