



Winder Crescent, Tiverton EX16 5FE

welcome to

Winder Crescent, Tiverton

Call Fox & Sons to view this superb four-bedroom detached home. In brief there is a great open plan kitchen/dining room, large lounge, office and utility room. Four bedrooms, one ensuite bedroom & a family bathroom. Front & rear gardens, driveway and garage.

Located on the outskirts of Tiverton you will find this detached four-bedroom residence. On opening the front door, you are greeted by a spacious entrance hall with doors to all rooms. To the front is a spacious lounge and a study which would make a great playroom. To the rear is the heart of this home, a superb open plan Kitchen/dining/family room, with a well-equipped kitchen with integrated appliances. Patio doors open out to the garden. Completing the ground floor is a utility room with WC and plumbing for a washing machine and space for a tumble dryer. Stairs lead to the first floor, where you will find all four bedrooms. Bedroom one is spacious and benefits from an ensuite shower room.

A family bathroom completes this floor. Externally this property benefits from a fully enclosed rear garden which has several seating areas. The garden is tiered and laid to lawn, with shrubs and flower borders and gravelled areas. There is a garage which has eaves storage and driveway providing off road parking.

Entrance Hall

Door to front and door to all rooms. Stairs to first floor, radiator and understairs cupboard.

Lounge

12' 8" x 15' 5" (3.86m x 4.70m)
Double glazed window to front. Radiator, telephone and TV points.

Kitchen/ Diner

26' 5" x 10' 7" Max (8.05m x 3.23m Max)
Double glazed window and patio doors to rear. The kitchen is modern and well equipped with a range of wall and base units with work surfaces over and splashback. Integrated fridge/ freezer, dishwasher, 1 1/2 bowl stainless steel sink, gas hob, oven and extractor fan.

Study

8' 7" x 6' 10" (2.62m x 2.08m)
Double glazed window to front and radiator.

Cloakroom





Bedroom One

12' 2" Max x 12' 8" Max (3.71m Max x 3.86m Max)
Double glazed window to front. Radiator, TV and telephone points.

Bedroom Two

13' 9" Max x 9' 11" Max (4.19m Max x 3.02m Max)
Double glazed window to front, radiator.

Bedroom Three

11' 2" Max x 10' 2" Max (3.40m Max x 3.10m Max)
Double glazed window to rear, radiator.

Bedroom Four

8' 11" Max x 12' 9" Max (2.72m Max x 3.89m Max)
Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear. Wash hand basin, WC, bath with shower over, partially tiled, extractor fan and radiator.

Rear Garden

The rear enclosed garden is mainly laid to lawn with a stone area. Shed, outside tap and side access.

Off Road Parking

Garage

Power and light. Up and over door.



view this property online fox-and-sons.co.uk/Property/TVT105760



welcome to

Winder Crescent, Tiverton

- Four Bedroom Detached House
- Kitchen/Dining Room
- Lounge & Study/ Family Room
- Cloakroom & Ensuite Shower Room
- Front & Rear Gardens

Tenure: Freehold EPC Rating: B

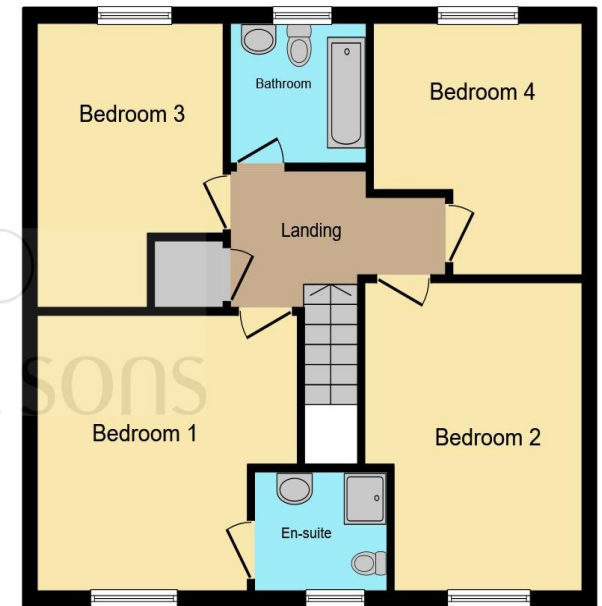
Council Tax Band: E

guide price

£375,000



Ground Floor



First Floor

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/TVT105760



Property Ref:
TVT105760 - 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



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk