



**Jasmine Close, Tiverton EX16 6UB**

**welcome to**

## **Jasmine Close, Tiverton**

Located in a cul de sac position you will find this three-bedroom detached home. The property benefits from a lounge, separate dining room and kitchen. Light and airy conservatory, cloakroom and family bathroom. Externally there are front & rear gardens, garage & off-road parking. NO ONWARD CHAIN.

This three-bedroom detached home is located in a cul de sac position within the popular Lowman Park area on the Moorhayes development. On entering the property, you are greeted by a spacious hallway with doors to all rooms and stairs rising to the first floor. The dining room is front facing and is lovely and light with a bay window. The kitchen is rear facing and could benefit from modernising. The Lounge enjoys views over the rear garden.

Completing the ground floor is a cloakroom and a large conservatory. On the first floor are three bedrooms all of which are a generous size. Completing the internal accommodation is a modern shower room.

Externally there are front & rear gardens. The rear garden is spacious and fully enclosed mainly laid to lawn with a patio and stone area. The property further benefits from off road parking and a garage with power and light.

If you like what you see, contact Fox and Sons to arrange an internal viewing.

### **Entrance Hall**

Doors to all rooms. Stairs to first floor, radiator.

### **Cloakroom**

Double glazed window to side. Wash hand basin, WC, partially tiled, radiator.

### **Kitchen**

8' 1" x 9' 7" ( 2.46m x 2.92m )

Doors to conservatory. The kitchen is equipped with a range of wall and base units with worktop over and partially tiled. One bowl stainless steel sink, induction hob, oven and extractor hood. Space for under counter fridge/ freezer. Understairs cupboard.

### **Dining Room**

9' 9" Max x 10' 1" Max ( 2.97m Max x 3.07m Max )

Double glazed bay window to front. Radiator.

### **Lounge**

13' 9" Max x 9' 9" Max ( 4.19m Max x 2.97m Max )

Double glazed sliding doors to conservatory. Gas fire, radiator and TV point.

### **Conservatory**

17' 7" x 9' 4" ( 5.36m x 2.84m )

Double glazed throughout and patio doors to side. Power and light.

### **Landing**

Doors to all rooms. Double glazed window to side. Loft hatch and airing cupboard.





### **Bedroom One**

11' x 8' 3" Plus door recess ( 3.35m x 2.51m Plus door recess )

Double glazed window to rear. Built in wardrobe, radiator.

### **Bedroom Two**

9' 10" x 9' 1" ( 3.00m x 2.77m )

Double glazed window to front. Built in wardrobe, radiator.

### **Bedroom Three**

9' 9" x 7' 8" ( 2.97m x 2.34m )

Double glazed window to rear. Built in wardrobe, radiator.

### **Shower Room**

Double glazed window to front. Double shower, WC, wash hand basin with cabinet, heated towel rail, extractor fan, shaver point. Fully aqua boarded.

### **Front Garden**

The front garden is laid to lawn with a patio path to front door and stone area.

### **Rear Garden**

The rear enclosed garden is mainly laid to lawn with hedging and shrubs, patio and stone area. Access to garage, side access via gate. Outside shed.



### **Off Road Parking**

#### **Garage**

8' 7" x 17' 1" ( 2.62m x 5.21m )

Up and over door. Light and power. Wall hung boiler, water tap, plumbing for washing machine.

#### **Location**

Situated within the popular Moorhayes park area within close proximity to Tesco Express, daycare nursery and Moorhayes community centre. Local primary and secondary schools are also in close proximity. Tiverton is a thriving market town with an excellent range of educational facilities and shops. Tiverton has good road links with easy access to Junction 27 off the M5 motorway and adjacent mainline station (Paddington in about two hours).

#### **Office Hours**

Monday - Friday 9am- 5:30pm

Saturday- 9am- 2pm

Sundays - Closed



**view this property online** [fox-and-sons.co.uk/Property/TVT105841](http://fox-and-sons.co.uk/Property/TVT105841)



welcome to

## Jasmine Close, Tiverton

- Detached Three Bedroom Home
- Kitchen
- Lounge & Separate Dining Room
- Off Road Parking
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

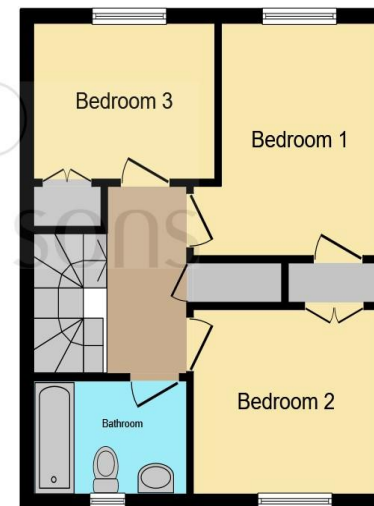
Council Tax Band: D

guide price

**£325,000**



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](http://www.focalagent.com)

view this property online [fox-and-sons.co.uk/Property/TVT105841](http://fox-and-sons.co.uk/Property/TVT105841)



Property Ref:  
TVT105841 - 0005

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](mailto:tiverton@fox-and-sons.co.uk)



36 Bampton Street, TIVERTON, Devon, EX16 6AH



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)