

# property details **approval form**

20 Maple Grove, Tiverton, Devon, EX16 6QL

**Date:** 02 June 2025

**Property Ref and Version:** TVT105763 - 0002



# selling your home with us!

Not for marketing purposes. INTERNAL USE ONLY

## >> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- 1. Price
- 2. Key Features
- 3. Short Description
- 4. Long Description
- 5. Room Description
- 6. Directions
- 7. Property Images
- 8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your Fox & Sons office:** 36 Bampton Street, TIVERTON, Devon, EX16 6AH

**T** 01884 256041 **E** [tiverton@fox-and-sons.co.uk](mailto:tiverton@fox-and-sons.co.uk)

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## >> price

guide price £200,000

Tenure: Freehold

## >> key features

- > Mid Terrace Bungalow
- > One Double Bedroom
- > Open Plan Lounge/Diner
- > Modern Kitchen
- > Shower Room
- > NO ONWARD CHAIN
- > Off Road Parking
- > Views over Tiverton
- > EPC Rating: D

## >> short description

Offered to the market with no onward chain is this one bedroom bungalow with parking. In brief the accommodation includes a spacious lounge/ diner. Modern fitted kitchen & shower room. One double bedroom, utility and garden room. Rear enclosed garden.

## >> long description

Tucked away in a cul de sac in the centre of Tiverton with parking is this great bungalow. Offering well portioned rooms throughout. This mid terrace bungalow enjoys views over the hills. On entering the bungalow is a useful porch area, before entering the spacious lounge. The lounge is light & bright with high ceilings. Seamlessly flowing to the modern kitchen. Which is well appointed & has a breakfast bar. There is a double bedroom with built in wardrobes. Completing the accommodation is a modern shower room, utility room and garden room. Outside, this property benefits from one parking space and a rear enclosed garden.

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**>> directions**

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**>> Agent Note**

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## >> room description

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### **Entrance Hall**

UPVC door to front opening into a small hallway, door to lounge and radiator.

### **Lounge**

17' 2" x 12' 10" ( 5.23m x 3.91m )

Double glazed window to front. Door to bedroom & utility space. Open plan to kitchen, radiator and TV point.

### **Kitchen**

13' 11" x 5' 9" ( 4.24m x 1.75m )

Two double glazed windows to rear. The kitchen is equipped with a range of wall and base units with worktop over and splashback. Integrated oven, hob, extractor fan, sink and drainer. Built in breakfast bar. Space for an undercounter fridge and freezer.

### **Bedroom**

11' 1" x 9' 10" ( 3.38m x 3.00m )

Double glazed window to front. Built in double wardrobes, radiator, wall light, loft access and TV point.

### **Rear Hall/ Utility**

5' 4" x 5' 10" ( 1.63m x 1.78m )

UPVC stable door to garden. Two storage cupboards, radiator and plumbing for washing machine.

### **Shower Room**

Double glazed window to rear. Wash hand basin with vanity unit, shower cubicle, WC and heated towel rail.

### **Garden Room**

UPVC window to rear and door to garden. Power. Views over the hills.

### **Rear Garden**

Steps down to garden. The rear garden consists of a patio area, raised beds and a wooden shed. Large storage area under the garden room can be accessed from outside. Rear access can be found through a side gate via the neighbouring property.

### **Parking**

One allocated parking space. The current owner is renting this out for £60 per calendar month.

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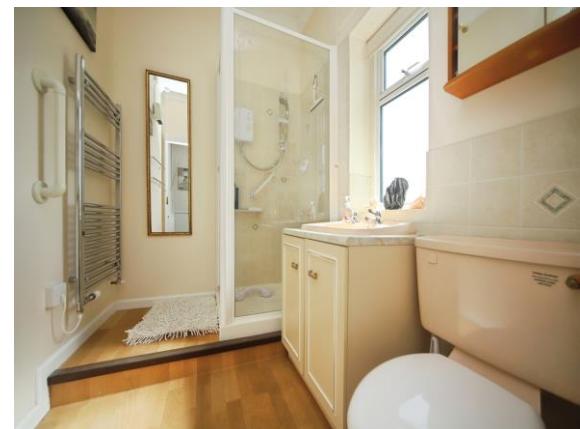
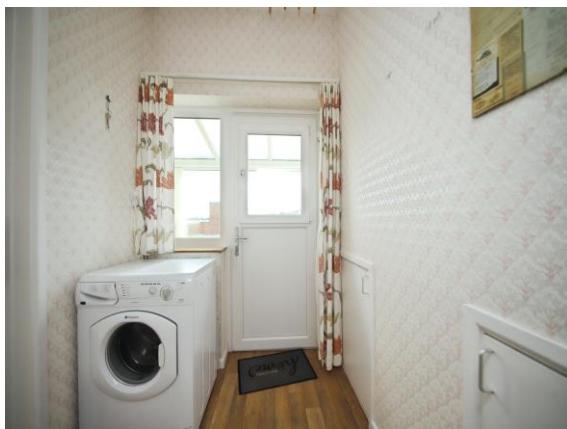
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## >> floor plan



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)

## >> approval

	<b>Signature</b>	<b>Date</b>
Lucy Luxton		
Ms S. Trivedi		

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