Southfield Way, Tiverton, EX16 5AL

fox & sons

welcome to

Southfield Way, Tiverton

Fox & Sons are delighted to present this three-bedroom detached bungalow located on the edge of Tiverton. The accommodation comprises of a well-equipped kitchen, lounge/ diner, bathroom and separate WC. Garage and off-road parking. Low maintenance rear garden.

Located on the edge of Tiverton in the Broomhill Area you will find this well-presented detached bungalow. On entering the property, you are greeted into a porch which is great for slipping off your shoes and coats. A door leads into the front aspect lounge/diner. The lounge is light and airy with space for a dining room table and the focal point being a wall hung electric fire.

The kitchen is well equipped with a range of wall and base units, storage cupboard, and a side door which provides access to the garden. The inner hall provides doors to all rooms and has storage in abundance with three cupboards, one of which houses the gas central heating boiler. There are three bedrooms, two doubles and one single. Completing the accommodation is a shower room and separate WC.

Externally the property benefits from front, side and rear gardens. The rear garden is very low maintenance with being laid to gravel. This property further benefits from off road parking and a garage. Viewing is highly advised to appreciate all this bungalow has to offer!

Entrance Porch
Double glazed door and window to front, radiator and telephone point.

Kitchen
10' 10" x 8' 8" (3.30m x 2.64m)
Double glazed window and door to side. The kitchen is well equipped with a range of wall and base units with work surfaces over. Built in gas oven, gas hob and stainless steel 1 bowl sink & drainer. Space for washing machine, undercounter fridge and freezer. Built in cupboard and radiator.

Lounge/ Diner
17' 11" x 11' 11" (5.46m x 3.63m)
The lounge is light and airy with a double-glazed window to front and side. Wall hung electric fire, radiator and TV point.

Inner Hallway
Doors to all rooms. Three storage cupboards, one of which houses the gas central heating boiler.

Bedroom One
10' 3" x 11' 11" (3.12m x 3.63m)
Double glazed window to rear and radiator.

Bedroom Two
8' 8" x 10' 4" (2.64m x 3.15m)
Double glazed window to rear and radiator.

Bedroom Three
8' 9" x 7' 9" (2.67m x 2.36m)
Double glazed window to side and radiator.

Bathroom
Double glazed window to side and fully tiled. Bath with shower over, wash hand basin, and radiator. Loft hatch.

WC
Double window to side, WC, fully tiled.

Front Garden
Low maintenance front garden.

Rear Garden
Low maintenance rear garden laid to gravel.

Garage
Power & Light.

Off Road Parking

Services
Mains gas, electric, water and drainage

Council Tax Band C

Location
Situated in Broomhill area of Tiverton close by to amenities, St Johns Primary School, Heathcoat Primary School and Tiverton High School are all within close distance. Westexe recreation ground is also close by. 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- 17:30pm
Saturday- 9am- 2pm
Sundays - Closed

welcome to

Southfield Way, Tiverton

- Detached Bungalow
- Three Bedrooms
- Kitchen & Lounge/ Diner
- Rear Enclosed Garden
- Council Tax Band C

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

offers in the region of

£300,000

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online fox-and-sons.co.uk/Property/TVT104794

The Property Ombudsman

Property Ref:
TVT104794 - 0013

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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.