



**Palmerston Park, Tiverton EX16 5PG**

**welcome to**

## **Palmerston Park, Tiverton**

A superb three-bedroom end of terrace home presented in excellent condition throughout. Featuring a dual aspect lounge with log burning stove, conservatory & modern kitchen. Well-proportioned bedrooms, and a modern shower room. Front and rear gardens with covered terrace. NO ONWARD CHAIN

Offered to the market with NO ONWARD CHAIN, this three-bedroom home is presented in excellent condition throughout and offers spacious accommodation.

On entering the property, there is an entrance hall with a useful utility room to the front. The well-equipped kitchen leads through to the dining room, providing a practical layout. The large dual aspect lounge is bright and airy, featuring a log burning stove. Completing the ground floor is a conservatory, ideal for enjoying the garden year-round.

Upstairs, there are three generously sized bedrooms, with the principal bedroom benefiting from a dual aspect outlook. The first floor also features a modern shower room, along with a study/storage room.

Outside, the property enjoys front and rear gardens. The rear garden includes a covered terrace area, previously used as a hot tub space, alongside a lawned garden, greenhouse, and a patio seating area.

### **Entrance Porch**

Door into the utility room and a door into the entrance hall.

### **Entrance Hall**

Stairs up to the first floor, with a door to the dining room and a door to the cloakroom. Has a radiator.

### **Kitchen**

The kitchen has a double-glazed window to the rear and double-glazed sliding doors to the conservatory. Features a radiator, wall & base units, an integrated dishwasher, an extractor hood, and a one and a half sink and drainer. It also has USB points, spotlights, splashback, and space for a cooker and fridge/freezer.

### **Lounge**

3 steps down into the lounge. Has double-glazed window to the front, and double-glazed sliding doors to the rear garden. Features two radiators, a wood burner, and a TV point.

### **Dining Room**

The dining room has a double-glazed window to the front, with a door to the kitchen and a door to the lounge.

### **Cloakroom**

The cloakroom has a WC, a wash hand basin, an extractor fan, and space for a washing machine and storage cupboard. It is partially tiled.

### **Utility Room**

Double-glazed window to the side. Has a radiator, wall & base units, and space for a tumble dryer. It is partially tiled.

### **Conservatory**

There is a door to the side into the rear garden. Has a radiator and lights.





### **Landing**

There are doors to all rooms on the first floor. Features a radiator, an airing cupboard, and the loft hatch.

### **Bedroom One**

With two steps down into the main bedroom, it has double-glazed windows to the front and rear and has two Velux skylights. Features two radiators.

### **Bedroom Two**

Double-glazed window to the rear. Features a radiator and a built-in wardrobe.

### **Bedroom Three**

Double-glazed window to the front. Features a radiator and a built-in wardrobe.

### **Wardrobe Room**

The fitted wardrobe room has a radiator.

### **Bathroom**

There are two double-glazed windows to the rear. Also features a heated towel rail, a shower, a wash hand basin with cabinets underneath, and a WC. Also has spotlights, an extractor fan, and is partially tiled.

### **Loft Space**

The loft space is part boarded, with light, insulation, and a ladder for access.

### **Front Garden**

The front garden is laid to lawn with a stone area, and four steps down to the path leading to the front door.

### **Rear Garden**

The rear garden has an undercover decking area off the conservatory. There are four steps down to the path. It is laid to lawn with shrub borders. It also features a greenhouse, 3 outside sheds, and a patio area for seating with outside power points.



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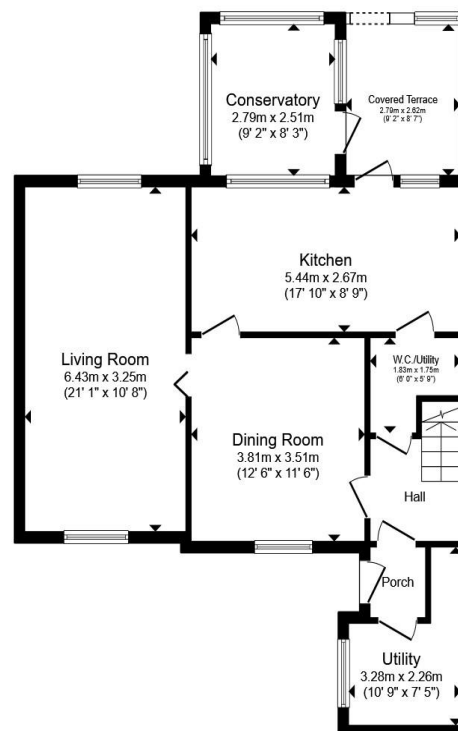
- Three Bedroom End of Terrace & Study
- Modern Kitchen
- Dining Room & Conservatory
- Lounge with Log burner
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Awaited

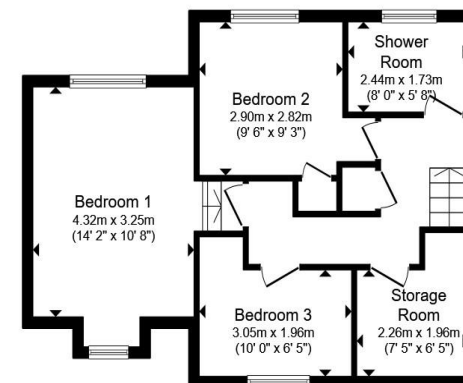
Council Tax Band: A

guide price

**£250,000**



Ground Floor



First Floor

Total floor area 121.3 m<sup>2</sup> (1,306 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](http://www.propertybox.io)



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Property Ref:  
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