



13 Loom End, Tiverton

Tiverton

£440,000



13 Loom End

Tiverton

Chain-free five-bedroom detached home in a peaceful cul-de-sac. Features spacious living, modern kitchen diner, garage, driveway, energy efficiency and great transport links.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:

- Chain free
- 5 bedroom home
- Garage & Driveway
- Modern home
- Kitchen diner
- Located within a cul - de - sac
- Nearby green spaces
- Energy Efficient
- Excellent transport links





Kitchen/Diner

10' 7" x 26' 7" (3.22m x 8.09m)

Spacious open plan kitchen diner, with double doors that open up onto the rear garden. Downlighting throughout along with ample storage.

Lounge

15' 1" x 11' 10" (4.60m x 3.60m)

Located towards the front of the property on the ground floor, the space has excellent natural light.

w/c

Located on the ground floor with direct access off the hallway.

Office

10' 2" x 7' 11" (3.09m x 2.41m)

Located on the ground floor this space can be used as a bedroom or an office.

Bedroom 1

18' 10" x 11' 1" (5.74m x 3.39m)

Spacious double bedroom located on the first floor, the room has a built in storage area along with direct access to an en suite.

En Suite 1

Located on the first floor with direct access to the principal bedroom

Bedroom 2

11' 6" x 9' 6" (3.51m x 2.90m)

Bedroom 3

13' 1" x 8' 0" (4.00m x 2.44m)

Bedroom 4

15' 6" x 11' 6" (4.73m x 3.50m)

Double bedroom located on the top floor.

Bedroom 5

15' 7" x 11' 2" (4.74m x 3.41m)

Double bedroom located on the top floor.

Bathroom 1





REAR GARDEN

GARAGE

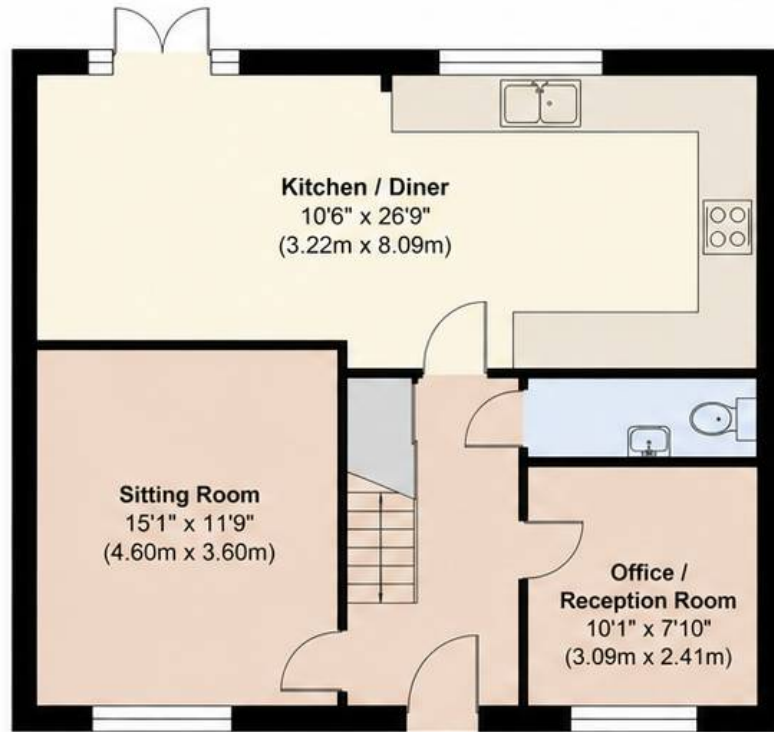
Single Garage

DRIVEWAY

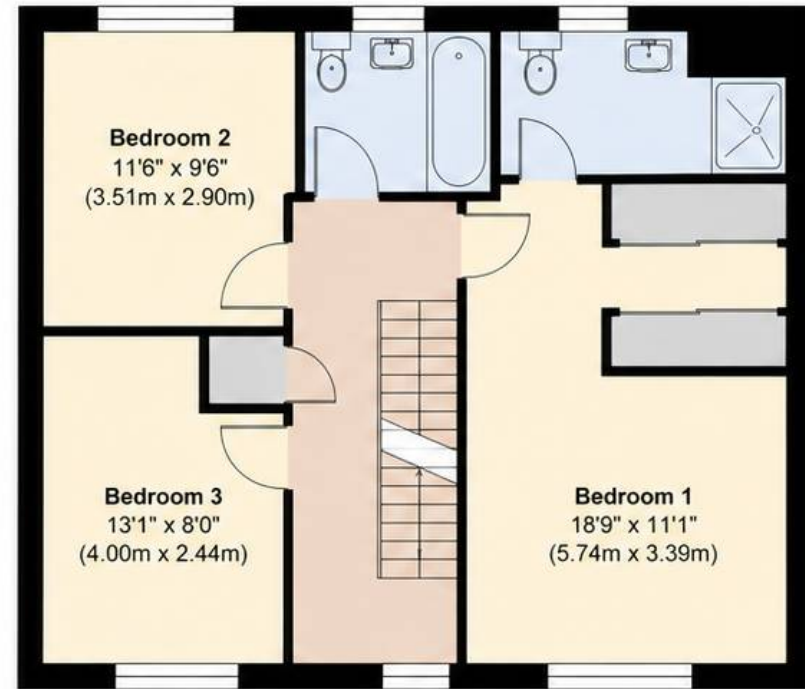
2 Parking Spaces

Double driveway

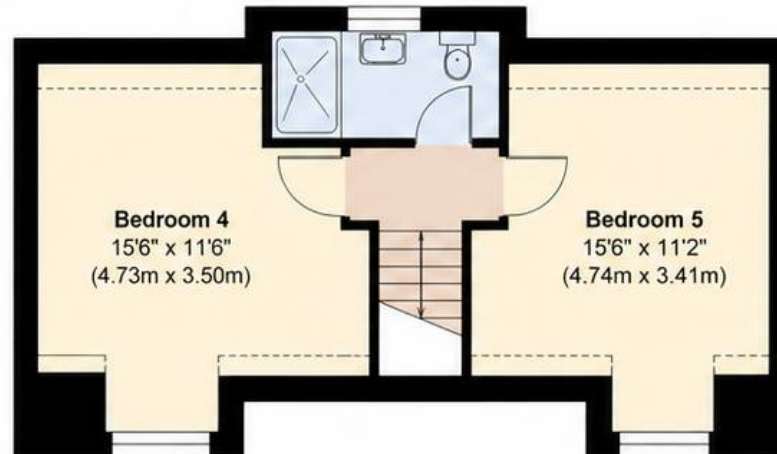




Ground Floor



First Floor



Second Floor

Approx. Gross Internal Floor Area 1,597 sq ft / 148.4 sq m

This floor plan is for illustrative purposes only and should be used as a general guide.

All measurements are approximate and not to scale.

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