



**Sunningbrook Road, TIVERTON EX16 6EB**

fox & sons

**welcome to**

## **Sunningbrook Road, TIVERTON**

Viewing is advised of this three-bedroom property which benefits from off road parking. In brief there is a lounge with feature fireplace and a modern kitchen/diner & further reception room. Upstairs are three bedrooms and a family bathroom. Outside there is a rear enclosed garden.

### **Description**

Call Fox and Sons today to arrange a viewing of this three-bedroom mid terrace home. Upon entering, you're welcomed by a hallway with ample space for coats and shoes. The living room is bright and inviting, with a fireplace being the focal point. To the rear, the modern kitchen/ diner is a standout feature, with plenty of storage and integrated appliances including a dishwasher, washing machine, oven, and microwave. Completing the ground floor is a garden room and home office. Upstairs, the property offers two double bedrooms and a cosy single room. The family bathroom includes a shower over the bath. Externally, the home benefits from driveway parking for one vehicle and a private rear garden designed for easy maintenance. If you like what you see, contact Fox & Sons today to arrange an internal viewing!

### **Entrance Hall**

Door to front and door to lounge. Stairs up.  
Radiator.

### **Lounge**

12' 8" Max x 12' 3" Max ( 3.86m Max x 3.73m Max )  
Double glazed window to front. Gas fire, radiator, TV point.

### **Study**

6' 1" x 6' 7" ( 1.85m x 2.01m )  
Double glazed window to rear. Built in cupboard.

### **Kitchen/ Diner**

15' 10" Max x 9' 11" Max ( 4.83m Max x 3.02m Max )  
Double glazed window to rear. Door to conservatory. The kitchen has a range of wall and base units with worktop over. One and half bowl stainless steel sink, double eye level oven, extractor hood, electric hob. Integrated dishwasher and washing machine. Space for fridge/freezer. Radiator.

### **Conservatory**

9' 4" Max x 14' 7" Max ( 2.84m Max x 4.45m Max )  
Double glazed patio doors to rear and door to side into shared alleyway. Power and light.





### **Bedroom One**

12' 4" x 10' 5" Plus recess ( 3.76m x 3.17m Plus recess )  
Double glazed window to front. Radiator.

### **Bedroom Two**

10' 1" Max x 10' 2" Max Plus Recess ( 3.07m Max x 3.10m Max Plus Recess )  
Double glazed window to rear. Airing cupboard.  
Radiator.

### **Bedroom Three**

7' 3" Max x 9' 5" Max ( 2.21m Max x 2.87m Max )  
Double glazed window to front. Radiator. Cupboard above the stairs.

### **Bathroom**

Double glazed window to rear. Wash hand basin, WC, bath with shower over, fully tiled, extractor fan.

### **Rear Garden**

Three steps up to lawn and patio area. Boarders with shrubs.



### **Off Road Parking Location**

Located not far from the centre of the thriving market town of Tiverton. The town of Tiverton provides plenty of shops, supermarkets, schools, doctors and dental surgeries. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.



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## Sunningbrook Road, TIVERTON

- Mid Terrace Three Bedroom Home
- Lounge
- Kitchen/ Diner
- Garden Room & Office
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£220,000**



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)

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Property Ref:  
TWT105881 - 0003

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