



Stags View House, Shillingford Tiverton EX16 9FP

welcome to

Stags View House, Shillingford Tiverton

Viewing is advised of this well presented three-bedroom semi-detached home which enjoys countryside views. The property offers gated offroad parking and well-proportioned accommodation throughout. In brief, there is a dual aspect lounge with log burning stove, study area, and spacious kitchen/diner.

Call Fox & Sons today to arrange a viewing of this beautifully presented three-bedroom semi-detached home. Located on the edge of Shillingford, this property enjoys countryside views and occupies a generous plot. On approaching the property, you will find a gated entrance providing a generous amount of off-road parking. On opening the front door you are greeted by an entrance hallway, to the left is the lounge, which is of a good size. This is a dual aspect room, the focal point being the log burning stove.

There is a study area which leads through to the heart of the home! Which is the generous kitchen/dining room, this is well suited to family living and fitted with sleek high gloss white units and Bosch integrated appliances, including an electric oven, induction hob, extractor fan, dishwasher, and fridge/freezer. Complimented, by a separate utility room with a sink, storage as well as space and plumbing for a washing machine and tumble dryer. From here there is direct access to the garden, alongside a useful ground-floor WC. Upstairs, you will find three bedrooms, two double and a single. These are serviced by a family bathroom.

Heading outside, you will find a front garden is mainly laid to lawn with a pond feature, while the driveway offers parking for three vehicles with scope to create further parking if required. To the side of the house is a gravelled seating area, perfectly positioned to take in the outstanding views. The enclosed rear garden includes a fantastic, insulated timber studio, ideal for home working or hobby use. There is also a substantial timber stable/workshop with adjoining log store, and an additional garden shed.

The property gives a real feeling of space, both inside and out, with the rear garden backing onto open farmland and enjoying uninterrupted rural views. Whilst the front garden enjoys views over the surrounding hill, where our vendor often enjoys watching deer in the distance. This property offers a semi-rural position, yet is very accessible being approximately two miles from the thriving village of Bampton and approximately nine miles from Tiverton, providing an ideal blend of peaceful village living and everyday convenience.

Our vendors have found a property with no further on-going chain.

Entrance Hall

Double-glazed window to the front, with stairs up to the first floor, a radiator, spotlights, and a door to the lounge and kitchen/diner.





Kitchen

The kitchen has double-glazed windows to the front, side, and rear. It features a radiator, spotlights, wall & base units, integrated Bosch fridge/freezer and dishwasher, an induction hob and extractor hood, an eye-level Bosch oven, and a one and a half bowl sink and drainer. It is partially tiled with an understairs cupboard, space for dining table, a door to the utility room, and an integrated bin.

Lounge

The lounge has double-glazed windows to the front and rear, with two radiators, a wood burner, a TV point, and views of the countryside.

Utility Room

Double-glazed window to the rear, with a one and a half bowl sink and drainer, base units, space for a washing machine, spotlights, and a radiator. There are doors to the cloakroom and the rear garden.

Cloakroom

Double-glazed window to the rear, with a WC, a wash hand basin, and spotlights.

Landing

Double-glazed window to the side, with doors to all first-floor rooms, a loft hatch, and spotlights.

Bedroom One

The main bedroom has a double-glazed window to the front, with a radiator, and views over the countryside.

Bedroom Two

Double-glazed window to the rear, with a radiator and views of the countryside.

Bedroom Three

Double-glazed window to the front, with a radiator, an airing cupboard with water tank, and views over the countryside.

Bathroom

Double-glazed windows to the side and rear, with a wash hand basin with a cabinet, WC, a heated towel rail, a bath with a shower over, an extractor fan, shaver points, spotlights, and is fully tiled to the ceiling.

Loft Space

The loft is fully boarded and insulated, with no ladder.

Front Garden

The front garden is laid to lawn, with a pond area and mature shrubs. The parking area is gravelled and wraps around to the rear.

Rear Garden

The rear garden has an outside tap, a summer house, the workshop and a studio, a gravel area, an area laid to lawn with mature shrubs and trees, a decking area with a wood burner, an oil tank, and an outside boiler.

Parking

Space for 3 cars on the gravel in front of the house.

Studio, Workshop, Summerhouse

Both the studio and workshop have power and lights, and the studio has two radiators.



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Stags View House, Shillingford Tiverton

- Semi-Detached Three-Bedroom House
- Open Views to the front
- Off-Road Parking
- Kitchen/Diner
- Utility Room & WC

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

offers in excess of

£350,000



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Property Ref:
TVT106141 - 0003

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