



**Magnolia Court, Tiverton EX16 6UQ**

**welcome to**

## **Magnolia Court, Tiverton**

Call Fox and Sons today to arrange a viewing on this exceptionally well presented home. In brief there are four bedrooms, a family bathroom, en-suite shower room & cloakroom. Modern kitchen and spacious lounge/ diner. Rear enclosed Garden, garage and off road parking.

### **Description**

Immaculately finished and thoughtfully extended, this beautiful four-bedroom home offers stylish living throughout.

Upon entering, you are welcomed by a hallway leading to the front-facing modern kitchen. To the rear is a spacious lounge/diner featuring patio doors that open directly onto the private, enclosed rear garden. A convenient cloakroom completes the ground floor.

Upstairs, you will find three generously sized bedrooms and a well-proportioned single bedroom. The standout is Bedroom One, an impressive space with high ceilings, filled with natural light, and benefiting from its own stylish en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Outside, the property continues to impress with its private rear garden and direct access to the garage. There is a driveway providing off-road parking to the side of this house.

This home has been modernised and maintained by the current owners, this property is turn key ready. An early viewing is highly recommended to fully appreciate all it has to offer.

### **Entrance Hall**

Doors to all rooms. Stairs up to first floor. Radiator

### **Cloakroom**

Double glazed window to front. WC, wash hand basin with cabinet, heated towel rail, partially tiled, spotlights.

### **Kitchen**

7' 8" x 8' 2" ( 2.34m x 2.49m )

Double glazed window to front. The kitchen has a range of wall and base units with worktop over. Electric oven, extractor hood, induction hob, one and half bowl sink. Integrated dishwasher and washing machine. Space for fridge/freezer. Spotlights.

### **Lounge/ Diner**

16' 5" Max x 15' 1" Max ( 5.00m Max x 4.60m Max )

Double glazed patio doors to rear. Double glazed window to rear. Understairs storage, two radiators, TV point.





### **Landing**

Doors to all rooms. Loft hatch. Storage cupboard.

### **Bedroom One**

14' 3" x 9' 3" ( 4.34m x 2.82m )

Double glazed windows to front. Double glazed velux skylight to rear. Built in wardrobes, radiator.

### **Ensuite**

Double glazed window to rear. Electric underfloor heating. Walk in shower, WC, wash hand basin with cabinet, heated towel rail, extractor fan, partially tiled, spotlights.

### **Bedroom Two**

8' 4" Max x 12' 3" Max ( 2.54m Max x 3.73m Max )

Double glazed window to front. Built in wardrobes, radiator.

### **Bedroom Three**

10' 4" x 8' 4" ( 3.15m x 2.54m )

Double glazed window to rear. Radiator.

### **Bedroom Four**

7' 2" x 6' 11" ( 2.18m x 2.11m )

Double glazed window to rear. Radiator.

### **Bathroom**

Double glazed window to front. Bath with shower over, WC, wash hand basin with cabinet, heated towel rail, partially tiled, extractor fan, spotlights.

### **Front Garden**

The front garden has a patio area and stone area. Outside tap and outside light.

### **Rear Garden**

The rear enclosed garden has a patio area, astro turf, shrub area with borders around and a stone area with a bar hut. Outside power points.

### **Garage**

Power and light. Electric door.

### **Driveway Parking**

#### **Location**

Situated within the popular Moorhayes park area within close proximity to Tesco Express, daycare nursery and Moorhayes community centre. Local primary and secondary schools are also in close proximity. 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).



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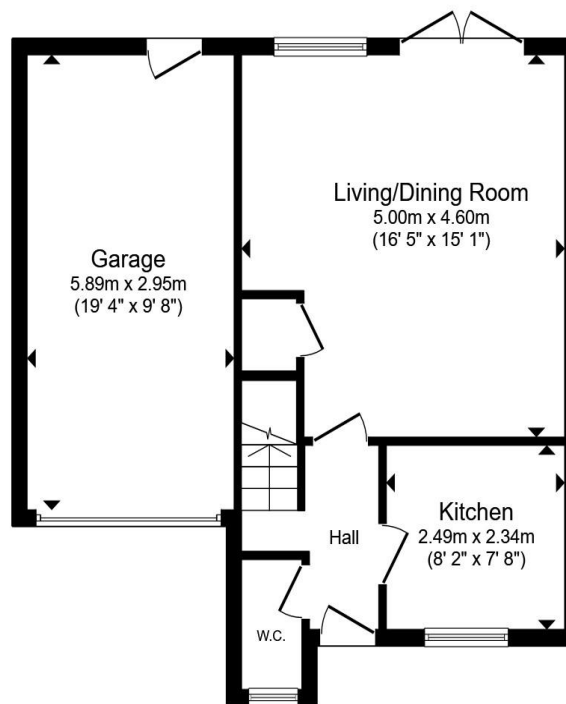
## Magnolia Court, Tiverton

- Four Bedroom Semi Detached House
- Beautifully Presented Throughout
- Family Bathroom & Cloakroom
- Master with Ensuite Shower Room
- Garage & Off Road Parking

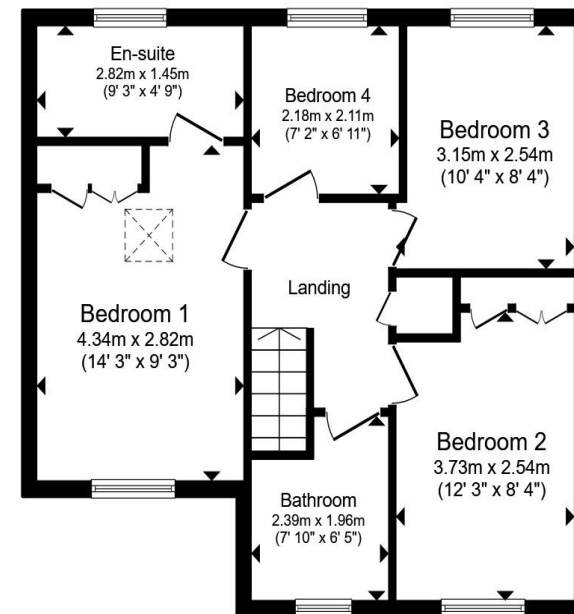
Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: C

offers in excess of

**£300,000**



Ground Floor



First Floor

Total floor area 104.9 m<sup>2</sup> (1,129 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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