



Camellia Close, Tiverton EX16 6TZ

welcome to

Camellia Close, Tiverton

Located within the popular Moorhayes area of Tiverton is this superb detached home. In brief the accommodation comprises of four bedrooms, open plan kitchen/dining/living, dual aspect lounge, ensuite and family bathroom. Externally there is off road parking, a workshop and front & rear gardens.

Entrance Hall

Door to front and stairs rise to first floor. Storage cupboard and radiator.

Cloakroom

Double glazed window to front, WC, wash hand basin, radiator and telephone point.

Lounge

19' 1" max x 14' max (5.82m max x 4.27m max)

The lounge is light and bright with a double glazed bay window to front and double doors to the rear. There is an electric fireplace, storage cupboard, two radiators, telephone and TV points.

Dining Room

10' 1" max x 15' 5" max (3.07m max x 4.70m max)

Dual aspect with a double glazed window to rear and double doors to side. Space for a dining table. TV point.

Kitchen

8' 7" max x 17' 1" max (2.62m max x 5.21m max)

There is double glazed windows to rear and side, also with a door to rear. The kitchen has a range of wall and base units with worksurface over and a breakfast bar. Space for a washing machine and fridge freezer. Stainless steel sink 1 1/2 bowl with drainer, oven, hob, extractor hood and splashback. Space for dishwasher. Wall hung gas central boiler. Radiator.

Bedroom Four

10' 3" max x 8' 5" max (3.12m max x 2.57m max)

Double glazed window to side and own front door. Radiator and loft access.

Ensuite

Double window to front. Bath with shower over, WC,

heated towel rail, wash hand basin and vanity. Tiled flooring and walls. Cupboard housing the second gas heating boiler.

Landing

Doors to all rooms, double glazed window to front and loft access.

Bedroom One

8' 11" max x 12' 9" max (2.72m max x 3.89m max)

Double glazed window to rear and radiator.

Bedroom Two

9' 5" max x 10' 5" max (2.87m max x 3.17m max)

Double glazed bay window to front and radiator.

Bedroom Three

9' 8" max x 8' 4" max (2.95m max x 2.54m max)

Double window to rear and radiator.

Bathroom

Double glazed window to front. Bath with shower over, WC, wash hand basin, heated towel rail and extractor fan. Built in cupboard with the water tank.

Front Garden

The front garden is laid to lawn.

Rear Garden

The rear enclosed garden is mainly laid to lawn with a patio area and shrub borders. There is side gate that provides access to the front of the property.

Workshop

10' 5" max x 12' 6" max (3.17m max x 3.81m max)

Single glazed window to front, power and light.

Off Road Parking Services



Mains gas, electric, water and drainage.

Council Tax Band D

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).

Office Hours

Monday - Friday 9am - 5:30pm

Saturday- 9am - 2pm

Sundays - Closed

Agents Note

This property has two gas central heating boilers, please contact Fox & Sons for further details.



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Camellia Close, Tiverton

- Detached Four Bedroom Home
- Two Reception Rooms
- Open Plan Kitchen/ Dining/ Living room
- En-suite Bedroom
- Council Tax Band D

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£350,000



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Property Ref:
TVT106136 - 0002

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