



**Rooks Way, Tiverton EX16 6XJ**



**welcome to**

## **Rooks Way, Tiverton**

A spacious four-bedroom townhouse set within a popular modern development close to Tiverton town centre. In brief the property includes a Kitchen/Diner, lounge and conservatory. There are three double bedrooms and a single. Bedroom one has an ensuite shower room. Off road parking, garage and garden.

This well-presented home is arranged over three floor and provides spacious accommodation throughout. On entering the property is an entrance hallway. To the front is a kitchen/diner with a bay window, giving space for a dining table. To the rear, the lounge is spacious which leads into the conservatory. From here the rear garden is accessed. A cloakroom completes the ground floor. Stairs lead to the first floor, where there are two double bedrooms with built in wardrobes, there is also a single bedroom and a family bathroom. Stairs lead to the second floor, where there is a large double bedroom with built in wardrobes, eaves storage and access to the loft. This bedroom benefits from an ensuite shower room. Outside, the rear garden is low maintenance with a patio area and stone chipping. There is also an outside shed, and Access is via a gate to the front. A rear gate leads to a pedestrian pathway connecting to St Thomas Court, where the property's single garage and allocated parking space can be found.

### **Entrance Hall**

Doors to all rooms. Radiator. Stairs up to first floor with an understairs cupboard.

### **Cloakroom**

Double glazed window to front. WC, wash hand basin, radiator, partially tiled.

### **Lounge**

Double glazed window to rear. Double glazed patio doors to conservatory. Two radiators, TV point.

### **Kitchen**

Double glazed bay window to front. Radiator. The kitchen has a range of wall and base units. Gas hob and oven, one and a half bowl sink and drainer, splashback, extractor hood. Integrated dishwasher, space for washing machine, fridge/freezer, and tumble dryer.

### **Conservatory**

Double glazed patio doors to the rear garden. Power and light.

### **Landing**

Doors to all rooms. Storage cupboard, airing cupboard, stairs to main bedroom.

### **Bedroom One**

Double glazed windows to front. Built in wardrobes, storage in the eaves. Loft hatch. Radiator in room, and also radiator on landing to main bedroom.

### **Ensuite**

Double glazed window to rear. Radiator. WC, wash hand basin, shower, extractor fan, shaver points, partially tiled.





### **Bedroom Two**

Double glazed window to rear. Radiator. TV point, built in wardrobes.

### **Bedroom Three**

Double glazed window to front. Radiator. Built in wardrobes.

### **Bedroom Four**

Double glazed window to rear. Radiator. TV point.

### **Bathroom**

Double glazed window to front. Radiator. WC, wash hand basin, bath with shower attachment, extractor fan, partially tiled, shaver points.

### **Front Garden**

The front garden is laid to lawn on the side of the property.

### **Rear Garden**

The rear garden has patio areas, stone chipping, and is southeast facing. Hedging and shrubs around the exterior. Outside shed, outside tap. Access is via a gate to the front and via a gate to the parking.

### **Parking**

Garage under 4 St Thomas Court Coach House - second in from the door. Has 1 parking space in front of the garage.



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## Rooks Way, Tiverton

- Four Bedroom Semi Detached House
- Kitchen/Diner
- Living Room & Conservatory
- Bedroom One With Ensuite Shower Room
- Rear Garden

Tenure: Freehold EPC Rating: C

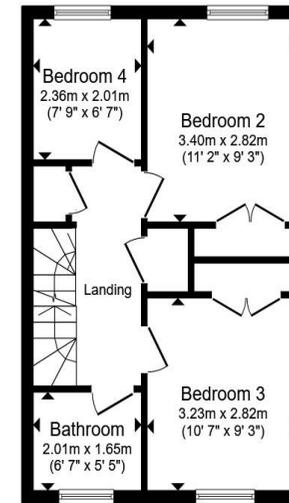
Council Tax Band: D

guide price

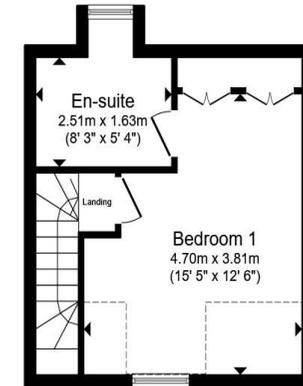
**£300,000**



Ground Floor



First Floor



Second Floor

Total floor area 117.3 m<sup>2</sup> (1,262 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:  
TVT106030 - 0002

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