



Hawks Drive, Tiverton EX16 6WU

welcome to

Hawks Drive, Tiverton

BOOK to view this super three bedroom home which has two receptions. A modern kitchen, utility room and cloakroom. Family bathroom and ensuite shower room. Off road parking and garage. Rear enclosed garden. NO ONWARD CHAIN.

Entrance Hall

Door to front. Door to lounge and dining room. Stairs to first floor. Radiator.

Cloakroom

Wash hand basin, WC, radiator, extractor fan.

Lounge

19' 3" x 10' 2" (5.87m x 3.10m)

Double glazed window to front. Patio doors. Two radiators, wall lights, TV and telephone points.

Dining Room

10' 4" Max x 10' 2" Max (3.15m Max x 3.10m Max)

Double glazed window to front. Understairs cupboard, radiator.

Kitchen

8' 9" x 8' 2" (2.67m x 2.49m)

Double glazed window to rear. The kitchen is equipped with a range of wall and base units with worktop over and tiled splashback. One and a half bowl stainless steel sink and drainer. Gas hob, extractor hood, electric oven, radiator, spotlights, space for fridge/ freezer. Door to utility.

Utility Room

5' 5" x 5' 4" (1.65m x 1.63m)

Door to garden and WC. Eye level cupboards. Space for washing machine and tumble dryer.

Landing

Doors to all rooms. Cupboard housing central heating boiler, loft access, radiator.

Bedroom One

11' 1" Max x 10' 4" Max (3.38m Max x 3.15m Max)

Double glazed window to front and door to ensuite. Built in wardrobes, radiator, TV point.

Ensuite

Shower cubicle, WC, wash hand basin, radiator, shaver point.

Bedroom Two

11' 6" Max x 10' 3" Max (3.51m Max x 3.12m Max)

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

Bedroom Three

9' 4" Max x 7' 5" Max (2.84m Max x 2.26m Max)

Double glazed window to rear. Radiator.

Bathroom

Bath with shower attachment, WC, wash hand basin, radiator, shaver point, extractor fan.

Rear Garden

The rear enclosed garden is low maintenance being laid to patio. Gate to parking and door to garage.

Off Road Parking Garage

Up and over door, door to garden.

Maintenance Charge

The maintenance charge payable yearly is £153.31 for year of 2025. Please contact Fox & Sons to find out further details.





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

Loft Storage

Part boarded for storage.



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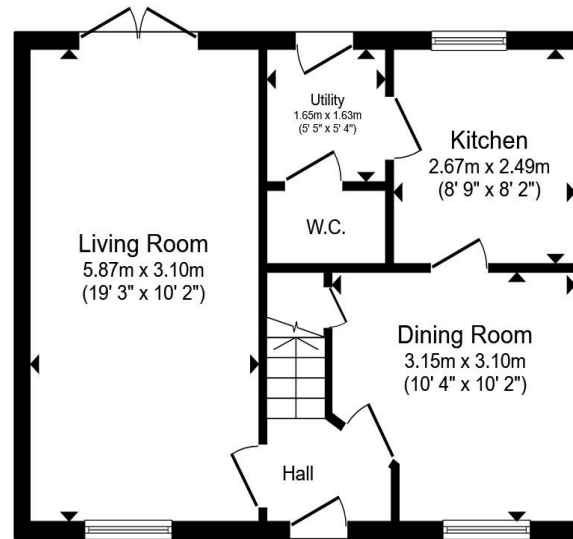
- Three Bedroom End of Terrace Home
- Two Reception Rooms
- Utility Room & Cloakroom
- Family Bathroom & Ensuite Shower Room
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

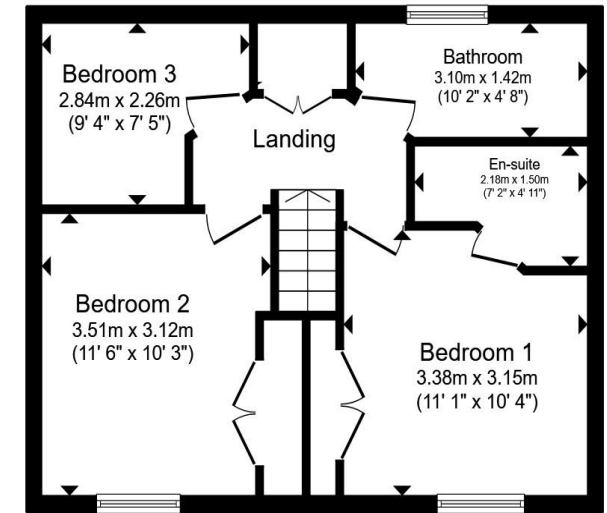
Council Tax Band: C

guide price

£260,000



Ground Floor



First Floor

Total floor area 87.2 m² (939 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

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Property Ref:
TVT106000 - 0004

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