



**Ashley Rise, Ashley Tiverton EX16 5PW**

fox & sons

## welcome to

### Ashley Rise, Ashley Tiverton

An exceptional detached bungalow with views over Tiverton and beyond. Landscaped Gardens & Garage/ Workshop. In brief there are three bedrooms, lounge with bay window with views. A modern kitchen/diner with doors to the garden. Ensuite shower room and family bathroom.

#### Description

Located in the sought after Ashley Rise area of Tiverton, this beautifully maintained three bedroom detached bungalow enjoys an elevated position that captures far reaching views across over Tiverton and the countryside beyond.

A welcoming entrance hall leads through to the front facing lounge with a bay window. To the rear is a modern kitchen/dining room, with French doors that open directly onto the landscaped rear garden. There are three well-proportioned bedrooms, bedroom one with an en-suite shower room. A modern family bathroom completes the accommodation.

Below the main living space, the property further benefits from a larger-than-average garage with an electric door, additional side access, and ample room for a workshop or utility area. This space flows into an expansive storeroom, ideal for hobbies, a home gym, or a dedicated playroom.

#### Entrance Hall

Honeywell Home central heating. Radiator.

#### Lounge

Double glazed bay window to front. TV Point. Fireplace with electric stove. (Open fire behind)

#### Kitchen/Diner

Double glazed window to the rear. Fitted Kitchen with a range of wall base units, sink and drainer, with splashback. Integrated fridge freezer, built in Cooker with extractor fan over. Built in microwave. Space for wash/dryer, Space D/W. Electric induction, spotlights, patio doors.

#### Hallway

Cloak cupboard, Boiler in cupboard, Loft access,

#### Bedroom One

Double glazed to the rear, built in wardrobes, radiator. Fan light. Door to ensuite.

#### En Suite

Double glazed window to rear, radiator. Shower cubical with shower, wash hand basin, WC.

#### Bedroom Two

Double glazed window to the front, views, radiator. Built in wardrobes. Wall lights.

#### Bedroom Three

Double glazed window to the front, radiator, currently used as a study.





### **Bathroom**

Main family bathroom, with WC, Bath with shower attachment. Radiator, Double glazed window to rear, Sink with vanity unit, Shaver point.

### **Gardens**

This property enjoys front and rear gardens. , To the rear is an entertaining space with patio area. Access to both sides and to the garden. Outdoor power and tap.  
Garden shed.

### **Parking**

Driveway providing off road parking and an EV Charger.

### **Outbuildings**

Garage, electric door - water + storeroom. with electric.



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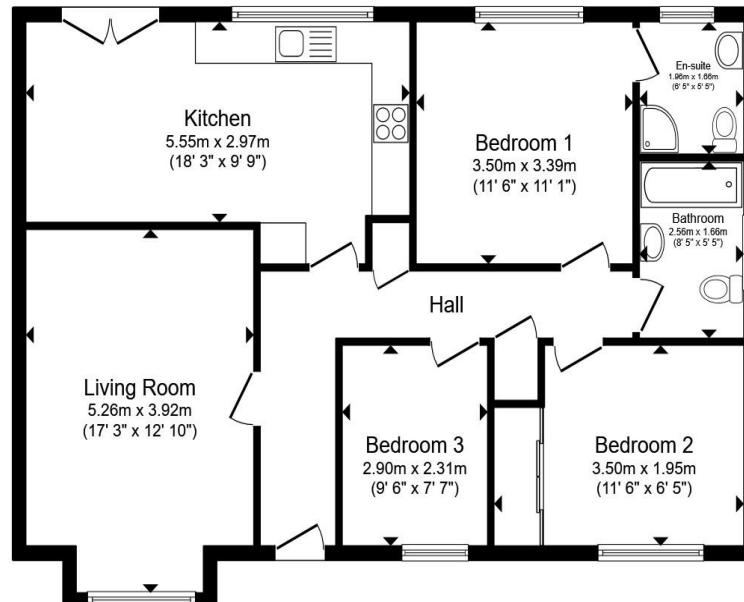
- Detached Three Bedroom Bungalow
- Modern Kitchen/Diner
- Lounge with Bay Window
- Shower Room & Bathroom
- Garage, Storeroom & driveway

Tenure: Freehold EPC Rating: D

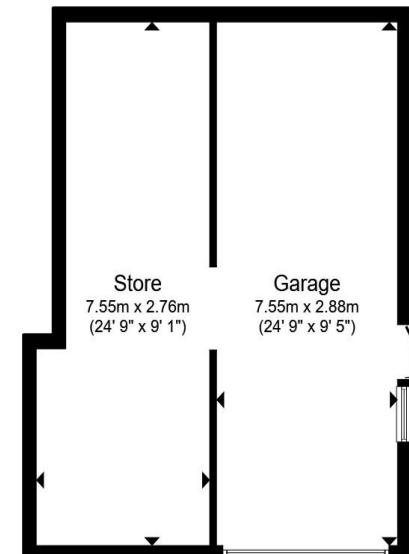
Council Tax Band: D

guide price

**£385,000**



Floor Plan



Garage

Total floor area 128.9 m<sup>2</sup> (1,388 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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