



Par Drive, Tiverton EX16 4FJ

welcome to

Par Drive, Tiverton

Located on the popular Braid Park development on the edge of Tiverton, you will find this modern two double bedroom semi detached home. Offering a modern kitchen, lounge/ diner to rear, master with en-suite, family bathroom and cloakroom. Landscaped rear garden and off road parking for two cars.

Description

Discover this lovely two bedroom semi detached home located on the outskirts of Tiverton.

On entering the property, you are greeted by a welcoming hallway with an opening to the modern kitchen. The kitchen is equipped with a range of wall and base units along with integrated appliances. The rear aspect lounge/ diner is of a good size with patio doors leading to the rear garden. Completing the downstairs accommodation is a cloakroom and storage cupboard. Throughout the downstairs, it is fitted with Amtico flooring.

Upstairs you will find a master bedroom with an en-suite shower room and built in cupboard. Double aspect windows can enjoy the far-reaching views over Knightshayes and beyond.

The second bedroom is front aspect and is serviced by a family bathroom. Externally the property benefits from an exquisite, landscaped rear garden which is private and fully enclosed. It features a patio area with steps leading down to the decked area with a pergola perfect for dining alfresco. Completing the garden are raised beds/boarders.

This property is one not to be missed so call now to avoid disappointment.

Entrance Hall

UPVC door to front. Cupboard housing the boiler.

Cloakroom

Wash hand basin, WC, extractor fan.

Lounge

16' 7" x 12' 11" Max (5.05m x 3.94m Max)

Patio doors to the rear. Two radiators, stairs to first floor.

Kitchen

10' x 6' 1" (3.05m x 1.85m)

Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, stainless steel sink and drainer, tiled splash back, induction hob with extractor hood, electric oven, integrated, fridge/freezer, dish washer and washer dryer.





Landing

Stairs from ground floor, doors to all rooms, loft hatch.

Bedroom One

12' 10" x 11' 6" (3.91m x 3.51m)

Two double glazed windows to rear with views. Built in cupboard, radiator.

En-Suite

Double glazed window to side. Wash hand basin, WC, walk in shower cubicle, radiator, extractor fan.

Bedroom Two

12' 10" x 8' (3.91m x 2.44m)

Two double glazed windows to front. Radiator.

Bathroom

Double glazed window to side. Wash hand basin, WC, bath, radiator and extractor fan.

Loft Space

The loft is boarded - No Ladder

Rear Garden

The enclosed rear garden is tiered and has been landscaped, there is a patio area, pergola, composite decking, and side access.

Parking

Allocated off road parking for two cars.

Services

Mains electric, gas, water, and drainage.

Council Tax Band B

Estate Maintenance Charge

The is a management of approx £125.00 per annum.

Location

Located on the edge of the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, surgeries. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.

Office Hours

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welcome to

Par Drive, Tiverton

- Semi detached home
- Two double bedrooms
- Modern kitchen
- Rear Aspect Lounge/ diner
- Master Bedroom with En-suite

Tenure: Freehold EPC Rating: B

offers in excess of

£250,000



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.focalagent.com

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