



Park Hill, Tiverton, EX16 6RP



welcome to

Park Hill, Tiverton

Arrange a viewing with Fox & Sons of this unique three bedroom semi detached home overlooking Tiverton Castle & St Peter's Church. Featuring off road parking, a private courtyard garden, & a versatile ground-floor studio with shower room and kitchenette, the property offers flexible living.

Call Fox & Sons to arrange a viewing of this unique three bedroom semi detached home which overlooks Tiverton Castle and St Peter's Church. A particular benefit is the property's private off road parking and rear enclosed courtyard garden. Offering versatile living with a studio on the ground floor, complete with shower room, WC and small kitchen area, this could work well for a teenager, hobbies room, multi generation living, or perhaps working from home.

The main house has a lovely lounge with bay window to the front with views over the castle. The kitchen/diner is well equipped and is dual aspect; from here you can access the garden. Upstairs are double bedrooms both with built in storage, also with a single bedroom and a family bathroom.

Entrance Hall

The entrance hall has doors to all ground floor rooms. It also has an understairs cupboard and a radiator.

Kitchen

The kitchen has two double-glazed windows to the rear and a double-glazed window to the side, with a door into the rear garden. Features include a radiator, wall and base units, an integrated undercounter fridge/freezer, an eye-level oven, a one and a half bowl sink and drainer, an electric hob and extractor hood, space for a dining table, and splashback.

Lounge

The lounge has double-glazed windows to the front and side, and stairs up to the first floor. Has a radiator, spotlights, and a view of Tiverton Castle.





Studio

The studio is a bedsit, with a door to the garden, two Velux skylights, a double-glazed window to the rear, a partially tiled kitchenette, a radiator, and a shower.

WC

Has a double-glazed window to the front, with a WC, a wash hand basin, and spotlights.

Landing

The landing has doors to all first floor rooms, with spotlights, an airing cupboard, and a storage cupboard.

Bedroom One

Features double-glazed windows to the front and side with a view of Tiverton Castle, a radiator, and built-in wardrobes.

Bedroom Two

Features a double-glazed window to the rear, with a radiator, and built-in storage cupboard.

Bedroom Three

There is one step down into bedroom three, with a radiator, and a double-glazed window to the front.



Bathroom

Double-glazed window to the rear, with a WC, a wash hand basin, a heated towel rail, a bath with shower attachment, and is partially tiled.

Loft Space

The loft is insulated.

Front Garden

The front garden is concreted, with a stone wall border and a fig tree in the garden.

Rear Garden

The rear garden has artificial lawn and a stone area, with access to the front of the property.

Parking

This property benefits from off road parking.

Agents Note

This property lies in a conservation area.



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welcome to

Park Hill, Tiverton

- Three Bedroom Semi Detached House
- With Studio with Shower Room
- Kitchen/ Diner
- Lounge with views of the castle
- Off Road Parking

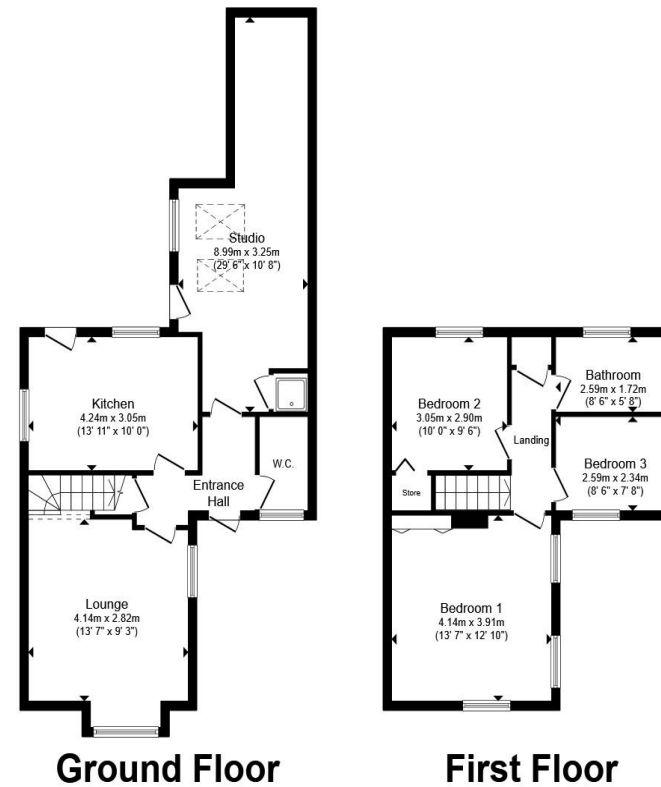
Tenure: Freehold

EPC Rating: C

Council Tax Band: C

guide price

£270,000



Total floor area 109.2 m² (1,176 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:
TVT106202 - 0002

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