



**Old Mill Close, Tiverton EX16 6FL**

**welcome to**

## **Old Mill Close, Tiverton**

Book now to view this well-presented townhouse located in a convenient position close to the Town Centre of Tiverton. The property briefly comprises of three double bedrooms, open-plan kitchen/dining/living area, garage, off-road parking & rear courtyard garden. **NO ONWARD CHAIN!**

Fox & Sons are delighted to present to the market this beautiful three-bedroom townhouse located close to Tiverton town centre, set in an exclusive development built in 2010. Upon entering the close is a lovely outlook over a green area and the front door is accessed via the side of the property. On entering 11 Old Mill Close you will be greeted by a welcoming hallway which has stairs leading to the first floor and doors to all rooms. A good size double bedroom and shower room are located here along with a door into the integrated garage.

On the first floor is a light and airy open plan kitchen/living/dining area with two sets of French doors opening out to Juliette balconies. The modern fitted kitchen is well equipped with plenty of wall and base units, integrated fridge freezer, dishwasher and washer/dryer.

The second floor comprises of two double bedrooms and a family bathroom. The master bedroom is front aspect and is a great size with double windows. Completing the second floor is an airing cupboard located on a spacious landing. Externally, the property benefits from a driveway and low maintenance rear enclosed courtyard. Rear access can be obtained via a gate. Viewing is highly advised so don't miss out!

### **Entrance Hall**

Doors to shower room. study and garage. Stairs to first floor, ceiling spots, radiator.

### **Shower Room**

Two double glazed windows to front and one single glazed window to front. Wash hand basin, WC, shower cubicle, shaver point, extractor fan, tiled floor and ceiling spots.

### **Bedroom Two/ Study**

10' 10" x 12' ( 3.30m x 3.66m )

UPVC stable door to side. Under stairs cupboard, television and telephone points. radiator, ceiling spots, door to garden.

### **Garage**

Integral garage with an up and over door, power and lighting.





## Stairs To First Floor

### Kitchen/ Lounge/ Diner

27' 6" Max x 15' 4" Max ( 8.38m Max x 4.67m Max )

Stairs from the ground floor lead up to this spacious open plan living area. Two ceiling to floor French doors with Juliette balcony and a double-glazed window to the side make this rooms feel light and airy.

Space for sofas, dining table and chairs, television and telephone points.

The kitchen has a range of modern wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, built in five burner gas hob with extractor fan, eye level cooker with grill, integrated dish washer, washer/dryer and fridge freezer. Stairs leading up to the second floor.

### Second Floor Landing

Double glazed window to side. Cupboard housing the wall hung central heating boiler, ceiling spots and loft access.

### Bedroom One

15' 4" Max x 11' 6" ( 4.67m Max x 3.51m )

Two double glazed windows to front with pleasant outlook. Built in wardrobes, telephone point, radiator.

### Bedroom Three

9' 2" x 8' 10" ( 2.79m x 2.69m )

Double glazed window to side. Television and telephone point, radiator.



## Bathroom

Wash hand basin, WC, bath with shower over, part tiled, heated towel rail, shaver point, ceiling spotlights, extractor fan, radiator.

## Rear Garden

The enclosed walled rear garden is accessed through bedroom one/study. There you will find a paved area with raised flower beds and a rear gate.

## Services

Mains electric, gas, water & drainage.

Council Tax Band C

## Location

Located not far from the centre 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.

## Agents Note

Green space management charge of £170.00 payable per annum.

## Office Hours

Monday - Friday 9am- 5:30pm

Saturday- 9am- 2pm

Sundays - Closed



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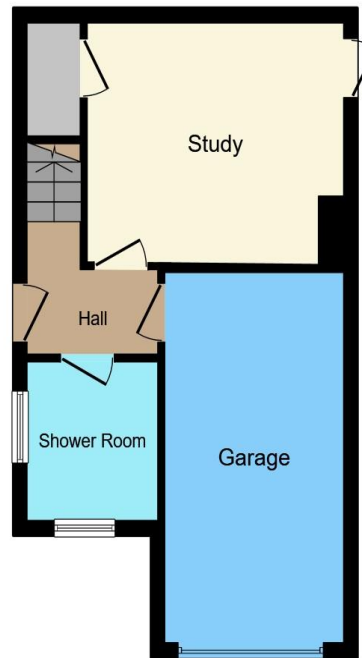
## Old Mill Close, Tiverton

- Three Bedroom Townhouse
- Open Plan Kitchen/Living/ Dining Area
- Garage & Off-Road Parking
- Pleasant Front Outlook
- Council Tax Band C

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

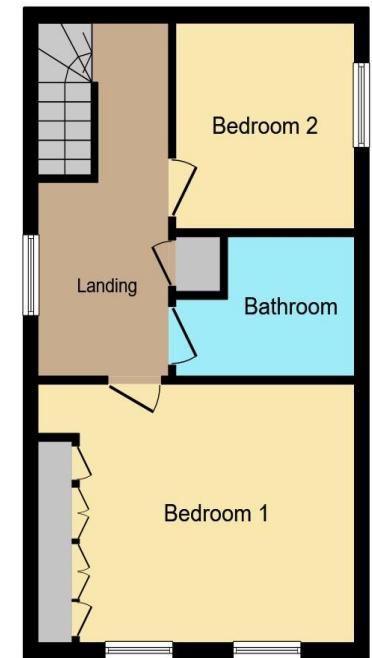
**£270,000**



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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