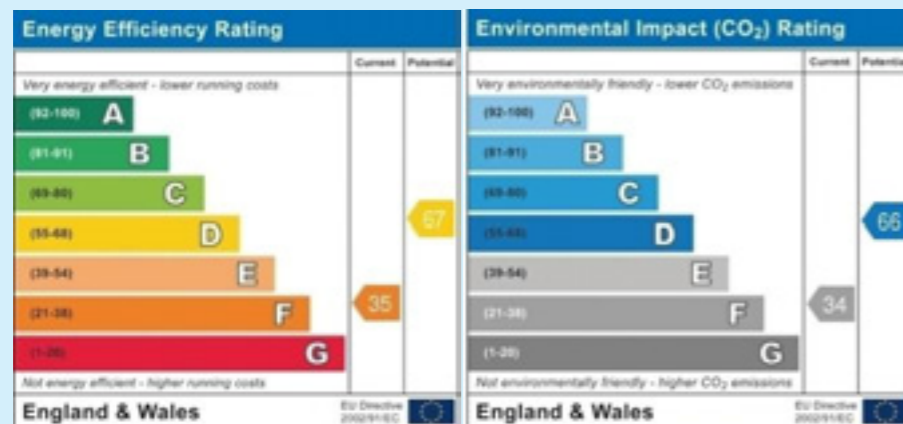


of the property.

Driveway

The driveway provides off-road parking for up to 6 cars and leads to the large single garage which benefits from power, lighting and an electronically controlled up-and-over door.



These particulars are not to be regarded as part of a contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents or any person in their employment has any authority to make or give any representation or warranty in relation to this property.



£359,950

34 The Fairway, Post Hill, Tiverton, EX16 4NF

3 Double Bedrooms. Separate lounge and Dining Rooms. Kitchen Diner. Spacious Corner Plot. Off-Road Parking for 6 Cars. Semi-Rural Location. Good Access to M5 (J27) and Tiverton Parkway.

3 Bed, Tiverton

This detached bungalow is situated on a spacious corner plot in a semi-rural location in the popular area of Post Hill in Tiverton. While enjoying stunning views of the surrounding countryside, the property is within close proximity of local schools and shops as well as Tiverton Town Centre and also benefits from good bus and rail links. The property is situated approximately 7 minutes from both junction 27 of the M5 Motorway and Tiverton Parkway where trains run between London and the South West. Tiverton is also situated approximately 30 minutes drive from both Taunton and the Cathedral City of Exeter.

The internal accommodation of the property comprises a spacious lounge, separate dining room, kitchen, utility, bathroom, cloakroom and three good sized double bedrooms and the property benefits from gas central heating and uPVC double glazing throughout. Outside there are gardens to the front and rear; the rear is a particularly good size and enjoys uninterrupted views of the surrounding countryside. The property also benefits from a single garage and driveway providing off-road parking for up to six vehicles.

In order to appreciate the size and location of this property, viewing is recommended.

Entrance and Hallway

A uPVC double glazed front door provides access to the entrance vestibule where an internal door leads into the main hallway of the property. Doors lead to the cloakroom, lounge, kitchen, bathroom and three bedrooms. There is also a built-in storage cupboard, airing cupboard containing the hot water tank, gas central heating radiator and telephone point. Fitted pull down ladder provides access to loft which benefits from power, lighting and telephone point.

Lounge

17' 5" x 13' 11" max (5.326m x 4.249m)

The spacious lounge enjoys uninterrupted views of the garden and surrounding countryside. There is a gas fireplace, feature stone wall, TV and telephone points and two double gas central heating radiators. A set of fully glazed doors lead into the dining room. Large uPVC double glazed sliding patio doors are to the rear aspect providing access to the garden.

Dining Room

10' 10" x 10' 9" (3.318m x 3.295m)

The separate dining room also benefits from views of the garden from the uPVC double glazed window to the rear aspect. There is also a double gas central



heating radiator, telephone point and door to the kitchen.

Kitchen Diner

11' 5" x 9' 10" max (3.492m x 3.001m)

The fitted kitchen comprises base and wall units, tile splash backs, double stainless steel sink, an integrated gas hob with extractor fan over and a separate double oven. A door leads to the utility room and a uPVC double glazed window is to the side aspect.

Utility

11' 4" x 5' 3" (3.463m x 1.609m)

The convenient utility space has space and plumbing for a washing machine, tumble dryer, dishwasher, fridge and freezer and gas central heating radiator. A uPVC double glazed door provides access to the rear garden.

Bedroom 1

13' 2" x 11' 10" (4.019m x 3.624m)

The spacious master bedroom benefits from built-in double wardrobes, a gas central heating radiator and large uPVC double glazed window to the front aspect.

Bedroom 2

13' 7" x 12' 10" (4.151m x 3.932m)

The second bedroom is also a large double and is currently in use as an office. There are telephone and broadband internet points, a gas central heating radiator and a large uPVC bay window to the front aspect.

Bedroom 3

9' 11" x 9' 8" (3.024m x 2.962m)

Double bedroom with gas central heating radiator and uPVC double glazed window to the side aspect.

Bathroom

8' 5" x 6' 10" max (2.572m x 2.100m)

The bathroom suite comprises a bath, separate shower unit with mains operated shower, pedestal wash hand basin and low level WC. There is an obscure uPVC double glazed window to the side aspect and a gas central heating radiator.

Garden

The property is situated on a spacious corner plot and benefits from a large rear garden that is mainly laid with lawn, but also includes a patio area and greenhouse. There is also a variety of trees and shrubs at the front

