



Westcott Road, Tiverton, EX16 4EY



welcome to

Westcott Road, Tiverton

Located in the popular Glebelands area of Tiverton you will find this three-bedroom detached bungalow, tucked away in a cul-de-sac position. The property comprises of a modern kitchen, spacious lounge/ diner, bathroom & hobbies room which was formally the garage. Front & rear gardens. Driveway.

This immaculate three-bedroom detached bungalow is located in the Glebelands area of Tiverton. Step inside to a welcoming entrance hall with doors leading to all rooms. The generous sitting/dining room is bathed in natural light thanks to large patio doors that open onto the rear garden. A door leads to a modern, well-equipped kitchen featuring a range of stylish wall and base units. The inner hall offers excellent storage with two large cupboards one airing cupboard and one ideal for household essentials. The main bedroom overlooks the private rear garden and benefits from built-in wardrobes. Two further bedrooms are located at the front. The family bathroom is tastefully finished with a bath and shower over, fitted units, WC, and pedestal wash hand basin.

Outside, there is a driveway providing off road parking. The garage has been converted into a hobbies room; this is a versatile room which has power and light. The front garden is laid to lawn with borders of mature shrubs. The enclosed lovely rear garden is laid to lawn again with borders of mature shrubs and flowering plants. A patio area for outside dining and a greenhouse.

Entrance Hall

Door to front and doors into all rooms except the kitchen. Airing cupboard, storage cupboard, two radiators, spotlights and loft hatch.

Lounge

11' 11" Max x 19' 11" Max (3.63m Max x 6.07m Max)
Double glazed sliding doors to rear. Electric fire, two radiators, TV and telephone point. Spotlights and wall lights.

Kitchen

8' 4" x 9' 11" Max (2.54m x 3.02m Max)
Double glazed window to rear and door to side. The kitchen is equipped with a range of wall and base units with worktop over and partially tiled. One bowl sink, double eye level oven, gas hob, extractor hood, integrated fridge/ freezer and dishwasher. Washing machine. underfloor heating.





Bedroom One

12' 9" x 9' 11" (3.89m x 3.02m)
Double glazed window to rear. Built in wardrobes and base cabinets, radiator, TV point.

Bedroom Two

9' 11" Max x 11' 1" Max (3.02m Max x 3.38m Max)
Double glazed window to front. Radiator.

Bedroom Three

6' 9" x 9' 8" (2.06m x 2.95m)
Double glazed window to front. Radiator, loft patch.

Bathroom

Two double glazed windows to side. Bath with shower over, WC, wash hand basin, extractor fan, partially tiled, wall hung mirror with lights, shaver point.

Front Garden

Laid to lawn. Outside light. Water tap.

Rear Garden

The rear garden is enclosed and mainly laid to lawn with hedging and shrubs. Patio and stone area. Outside shed. Outside light.

Driveway Parking

Driveway parking.

Hobbies Rooms

This was formally the garage. Double glazed doors to front. Power and light. Wall hung boiler.



view this property online fox-and-sons.co.uk/Property/TVT105840



welcome to

Westcott Road, Tiverton

- Detached Three Bedroom Bungalow
- Modern Kitchen
- Spacious Lounge
- Front & Rear Gardens
- Off Road Parking

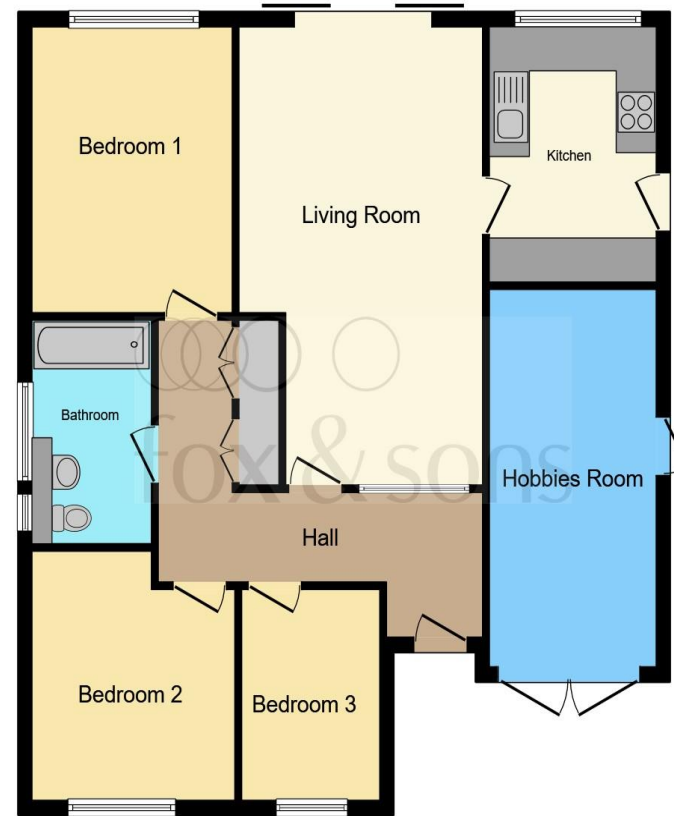
Tenure: Freehold

EPC Rating: D

Council Tax Band: D

guide price

£375,000



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

view this property online fox-and-sons.co.uk/Property/TVT105840



Property Ref:
TVT105840 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk