



Hawks Drive, Tiverton, EX16 6WU

welcome to

Hawks Drive, Tiverton

A well presented three bedroom end-of-terrace home on Hawks Drive, Tiverton, offering bright living space, a modern kitchen, private rear garden, garage, and off-road parking, all set in a quiet and convenient residential location. NO CHAIN!

Offered to the market with NO ONWARD CHAIN. This attractive three bedroom end-of-terrace home is well located on Moorhayes in Tiverton and is presented to a high standard throughout. Offering bright and generously sized accommodation; the ground floor comprises a welcoming entrance hallway leading into a spacious open plan lounge and dining area. The fitted kitchen is thoughtfully designed with ample storage and worktop space and enjoys pleasant outlooks over the rear garden. A ground floor cloakroom/WC completes the layout. On the first floor are three well-proportioned bedrooms, all tastefully presented, along with a modern family bathroom.

Externally, the standout feature of this home is its private and enclosed rear garden. To the side of the property is a garage and off-road parking. Call Fox and Sons today to arrange your viewing.

Entrance Hall

Features a radiator, doors to the lounge/diner and cloakroom. Stairs up to the first floor, and an understairs cupboard.

Kitchen

9' 3" max x 8' max (2.82m max x 2.44m max)

The kitchen has a double-glazed window to the rear, with a door to the garden. Features a radiator, wall & base units, a sink and drainer, a gas hob and oven with an extractor hood, with space for a fridge/freezer and washing machine. It is partially tiled with spotlights.

Lounge/Diner

10' 11" max x 19' 8" max (3.33m max x 5.99m max)

The lounge/diner has a double-glazed window to the front and double-glazed patio doors to the rear. Features two radiators, a door to the kitchen, space for a dining table, and a TV and telephone point.



**Cloakroom**

Double-glazed window to the front, with a radiator, WC, a wash hand basin, and is partially tiled.

Landing

Doors to all rooms, with a double-glazed window to the side. Has an airing cupboard and loft hatch.

Bedroom One

10' max x 8' 5" max (3.05m max x 2.57m max)

Double-glazed window to the rear, with a radiator and built-in wardrobes.

Bedroom Two

8' 6" max x 9' 2" max (2.59m max x 2.79m max)

Double-glazed window to the front, with a radiator and built-in wardrobes.

Bedroom Three

8' 1" max x 8' 6" max (2.46m max x 2.59m max)

Double-glazed window to the rear with a radiator.

Bathroom

Double-glazed window to the front, with a WC, wash hand basin, radiator, a bath with shower over, shaver points, spotlights, and an extractor fan. It is partially tiled.

**Loft Space**

Not boarded, no ladder, has insulation.

Front Garden

Stone area.

Rear Garden

The rear garden has a patio area, undercover for seating. There is access to the garage and side access to the drive. It also has an outside tap, and has an area that is laid to lawn with mature trees and shrubs.

Parking

Driveway parking and a garage.



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welcome to

Hawks Drive, Tiverton

- End of Terrace Three Bedroom
- Modern Kitchen
- Lounge/Diner
- Beautiful Rear Garden
- Garage & Off Road Garden

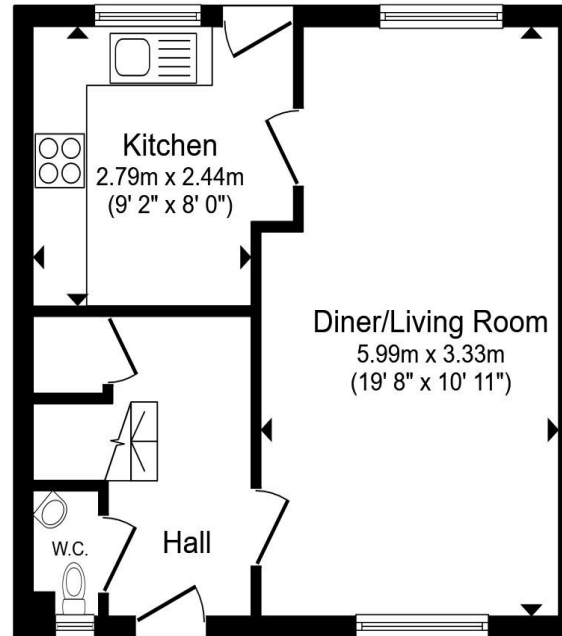
Tenure: Freehold

EPC Rating: C

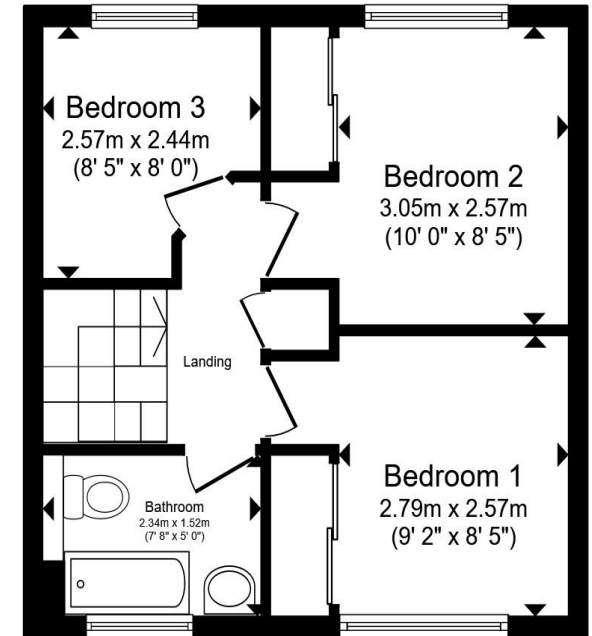
Council Tax Band: C

guide price

£260,000



Ground Floor



First Floor

Total floor area 70.3 m² (757 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:
TVT106168 - 0004

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fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk