



**Clarissa Close, Tiverton, EX16 4FW**

**welcome to**

## **Clarissa Close, Tiverton**

Three bedroom detached home, set in a pleasant cul-de-sac position. Features include a dual-aspect lounge, kitchen/diner with garden access, and utility room. Family bathroom, en-suite to the main bedroom, and cloakroom WC. Enclosed rear garden, off-road parking for two cars, and NO ONWARD CHAIN.

BOOK to view this superb Three Bedroom Detached Home built by David Wilson Homes and benefiting from the remainder of a 10-year warranty. This beautifully presented home is positioned within a pleasant cul-de-sac and is offered to the market with NO ONWARD CHAIN. On entering the property is a hallway leading to all rooms, with stairs to the first floor. The front aspect lounge is light and bright being dual-aspect. A modern kitchen/diner forms the heart of the home, complete with doors opening onto the rear garden. There is also a convenient cloakroom and a separate utility room for added practicality.

Upstairs, the property offers three well proportioned bedrooms, comprising two doubles and a single bedroom which benefits from built-in storage which can be left or removed, ideal as a home office or nursery. The main bedroom further enjoys the advantage of an en-suite shower room, alongside a family bathroom serving the remaining bedrooms.

Externally, the property boasts a lovely enclosed south facing rear garden with a patio area, ideal for outdoor relaxation and dining. To the front, there is off-road parking for two vehicles arranged in tandem.

### **Entrance Hall**

Doors to all ground floor rooms, with a radiator and stairs up to the first floor.

### **Kitchen/Diner**

The kitchen/diner has double-glazed windows to the front and side, patio doors onto the front garden, and two radiators. It also features wall and base units, a one bowl sink and drainer, an oven and electric hob with an extractor hood, USB points, and an integrated fridge/freezer and dishwasher. There is also splashback, a door to the utility room, and space for a dining table.

### **Lounge**

The lounge features double-glazed windows to the front and side, with two radiators, a telephone point, USB points, and a TV point.

### **Cloakroom**

The cloakroom has a WC, a wash hand basin, a radiator, an extractor fan, and is partially tiled.

### **Utility Room**

There is a door to the rear garden, wall and base units, an understair cupboard, space for a washing machine and tumble dryer, with a radiator and splashback.





### **Landing**

Doors to all first floor rooms, with a radiator, an airing cupboard, and the loft hatch.

### **Bedroom One**

Features a double-glazed window to the front, with a radiator, a TV point, and USB points.

### **Ensuite**

Features a double-glazed window to the front, a WC, a wash hand basin, a heated towel rail, and a shower. Also has shaver points, an extractor fan, and is partially tiled.

### **Bedroom Two**

The second bedroom has a double-glazed window to the front, with a radiator, USB points, and a storage cupboard.

### **Bedroom Three**

Features a double-glazed window to the side, with a radiator, USB points, and built-in desk with wardrobe units and shelving, which can be left or removed depending on what a buyer prefers.

### **Bathroom**

The bathroom has a double-glazed window to the side, with a WC, wash hand basin, a heated towel rail, a bath with shower over, an extractor fan, and is partially tiled.



### **Front Garden**

The front garden is laid to lawn with mature shrubs.

### **Rear Garden**

The rear garden is south facing with a patio area with four steps down to the lawn and raised flower beds. There is also an outside tap, access to the driveway, and mature trees and shrubs.

### **Parking**

Driveway parking.

### **Agents Note**

This property is a managed freehold. The management company is Remus, and the service charge is £245 per annum. This property is subject to a restriction whereby mobile homes or caravans are not allowed to be kept on-site. Additionally, the property benefits from fully-fitted blinds which are being left.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## Clarissa Close, Tiverton

- Detached Three Bedroom Home
- Kitchen/Diner & Utility Room
- Dual Aspect Lounge
- Driveway Parking
- NO ONWARD CHAIN

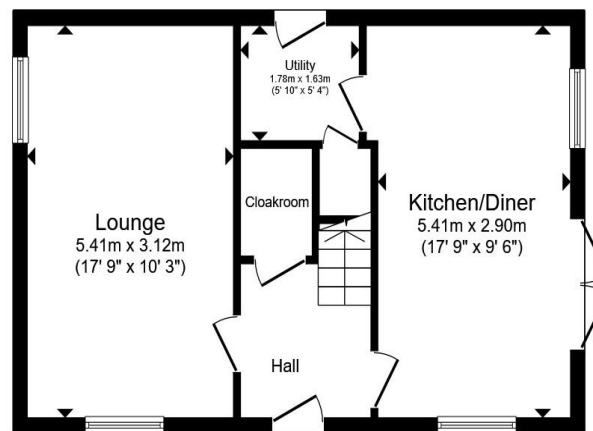
Tenure: Freehold

EPC Rating: B

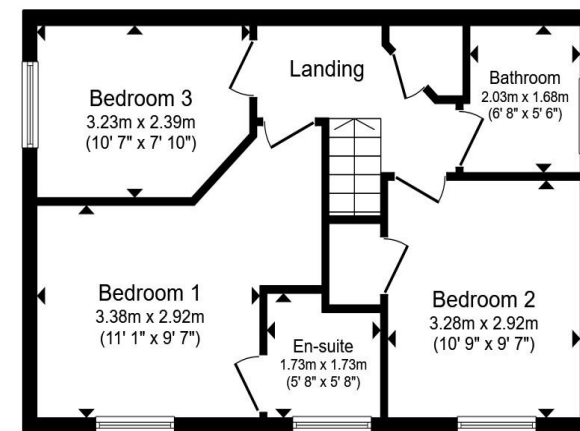
Council Tax Band: D

guide price

**£335,000**



Ground Floor



First Floor

Total floor area 89.0 m<sup>2</sup> (958 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](http://www.propertybox.io)

  
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Property Ref:  
TVT106194 - 0007

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