



Allotment Approach, Tiverton, EX16 5FL

welcome to

Allotment Approach, Tiverton

This three bedroom home overlooks a pleasant green area. The property offers a bright living room, a well equipped kitchen/diner. A cloakroom, three bedrooms, mesquite shower room and a family bathroom. Rear enclosed garden, off road parking with EV charging point. 10 year NHBC warranty from 2019.

Occupying an enviable position overlooking a green area on the edge of Rackenford Meadows, this semi-detached three-bedroom home offers well-presented accommodation throughout.

Upon entering the property, you are welcomed into an entrance hallway which leads to the living room. This front-facing room is light and bright, creating a welcoming space to relax. From here, a rear hallway provides access to the cloakroom and an under-stairs cupboard.

The kitchen/diner is the heart of the home, offering a well-equipped kitchen and ample space for a dining table. Doors lead from here to the rear garden.

Stairs rise to the first floor, where there are three bedrooms, comprising two doubles and one single room. Bedroom One benefits from an en-suite shower room. Completing the first floor is the family bathroom. Externally, there is an enclosed rear garden which is well established. The property further benefits from off-road parking and an EV charging point. There is also a 10 year NHBC warranty running from 2019.

If you like what you see, contact Fox & Sons today to arrange your viewing.

Entrance Hall

Door to the front opening into the entrance hallway, with stairs rising to the first floor and a door to the lounge.

Living Room

Double glazed window to the front, TV point, door leading to the hallway.

Rear Hallway

Door from the lounge into the hall, door to under stairs cupboard, to the cloakroom and opening to the kitchen.

WC

Ground floor cloakroom with WC and wash hand basin.

Kitchen/Diner

A fantastic kitchen/diner with space for a dining table. The kitchen has a good range of wall and base units with a worktop over and splash back. Built in cooker and gas hob, with extractor hood over. Built in fridge freezer. Patio doors to the rear enclosed garden.





Landing

Stairs rise from the ground floor, access to all rooms.

Bedroom One

Double glazed window to the front, overlooking the open space and hills beyond. Built in wardrobes and door to ensuite shower room.

Ensuite Shower Room

Bedroom Two

Double glazed window to the rear.

Bedroom Three

Double glazed window to the rear.

Family Bathroom

Family bathroom with bath, WC, and wash hand basin.



Outside

This property benefits from a walled rear enclosed garden. With mature trees and shrubs, there is a patio seating area and a wooden garden shed.

Parking

This property benefits from driveway parking and a EV charging point.

Agents Note

This is a managed freehold, with payments of £219 per annum to Remus Management. This home benefits from the remaining 10 years of a NHBC warranty from 2019.

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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Allotment Approach, Tiverton

- Three Bedroom Semi Detached Home
- Front Facing Lounge
- Kitchen/Diner
- Cloakroom & Family Bathroom with an Ensuite Shower Room
- Off Road Parking

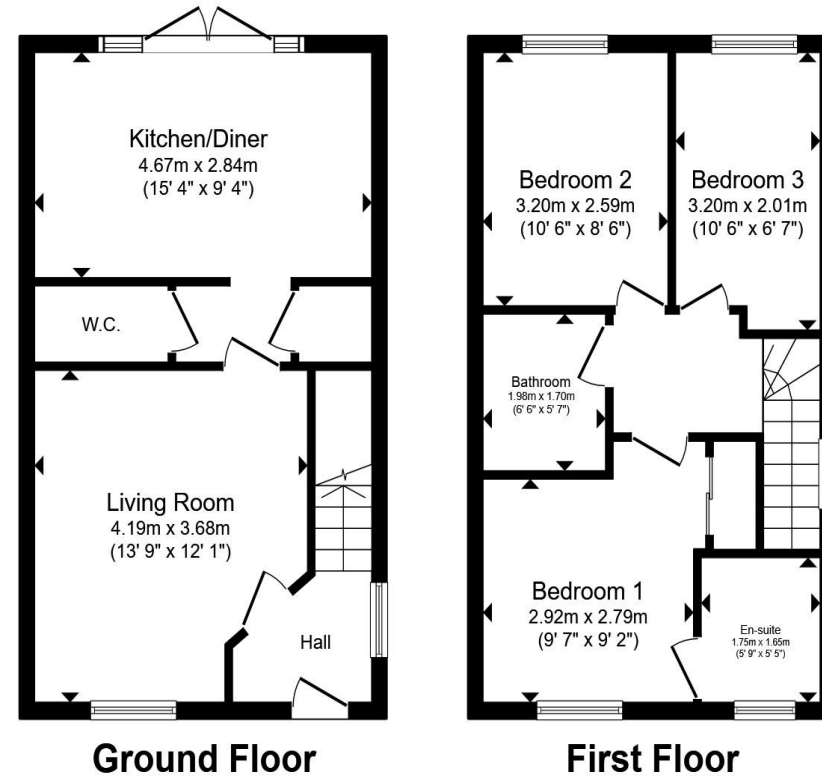
Tenure: Freehold

EPC Rating: B

Council Tax Band: C

guide price

£280,000



Total floor area 76.7 m² (825 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:
TVT106215 - 0005

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