



**Allotment Approach, Tiverton, EX16 5FL**



**welcome to**

## **Allotment Approach, Tiverton**

A well presented three bedroom semi-detached home in the popular Rackenford Meadows development with NO ONWARD CHAIN. Features include a modern kitchen, bright living room with garden access, en-suite to the main bedroom, private rear garden, and off-road parking.

Offered to the market with NO ONWARD CHAIN is this great three bedroom semi detached home. Upon entering, you're welcomed into a hallway; the fitted kitchen is positioned at the front of the property and is well equipped. Spanning the rear of the house is a lounge and dining area, with french doors opening seamlessly onto the garden.

Completing the ground floor is a cloakroom WC and storage cupboard. The first floor hosts three bedrooms, including a generous principal suite with an en-suite shower room. Also two further bedrooms and a family bathroom.

Outside, the enclosed rear garden with side access. The property also benefits from off street parking.

### **Entrance Hall**

Has doors to all ground floor rooms and stairs up to the first floor. Also has a radiator and understairs cupboard.

### **Kitchen**

The kitchen has a double-glazed window to the front, with wall and base units, an integrated fridge/freezer, dishwasher, and washing machine, a one and a half bowl sink and drainer, splashback, and a radiator. Also is partially tiled, with a double oven and gas hob with an extractor hood, and a breakfast bar.

### **Lounge/Diner**

Has double-glazed patio doors to the rear, with two double-glazed windows to the rear and a radiator.

### **W.C.**

Has a WC, a wash hand basin, a radiator, an extractor fan, and is partially tiled.





### **Landing**

The landing has doors to all first floor rooms, with a loft hatch and a radiator.

### **Bedroom One**

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

### **Ensuite**

The ensuite has a double-glazed window to the front, with a WC, wash hand basin, heated towel rail, a shower, and an extractor fan. It is partially tiled.

### **Bedroom Two**

Has a double-glazed window to the rear, with a radiator.

### **Bedroom Three**

Double-glazed window to the rear, and a radiator.

### **Bathroom**

The bathroom has a WC, a wash hand basin, a heated towel rail, a bath with shower attached, and an extractor fan. It is partially tiled.



### **Loft Space**

It is insulated and partially boarded, with a ladder.

### **Front Garden**

The front garden consists of slate chippings and hedging as a border.

### **Rear Garden**

The rear garden is laid to lawn with a patio area, an outside tap, a shed, plant borders, and access to the parking area via three steps up to a gate.

### **Parking**

Off-road parking.

### **Office Hours**

Monday - Friday 9 am - 5:30 pm

Saturday 9 am - 2 pm

Sunday Closed



**view this property online** [fox-and-sons.co.uk/Property/TVT106016](https://fox-and-sons.co.uk/Property/TVT106016)



welcome to

## Allotment Approach, Tiverton

- Semi Detached Three Bedroom House
- Modern Kitchen
- Bathroom & Ensuite Shower Room
- Off Road Parking
- NO ONWARD CHAIN

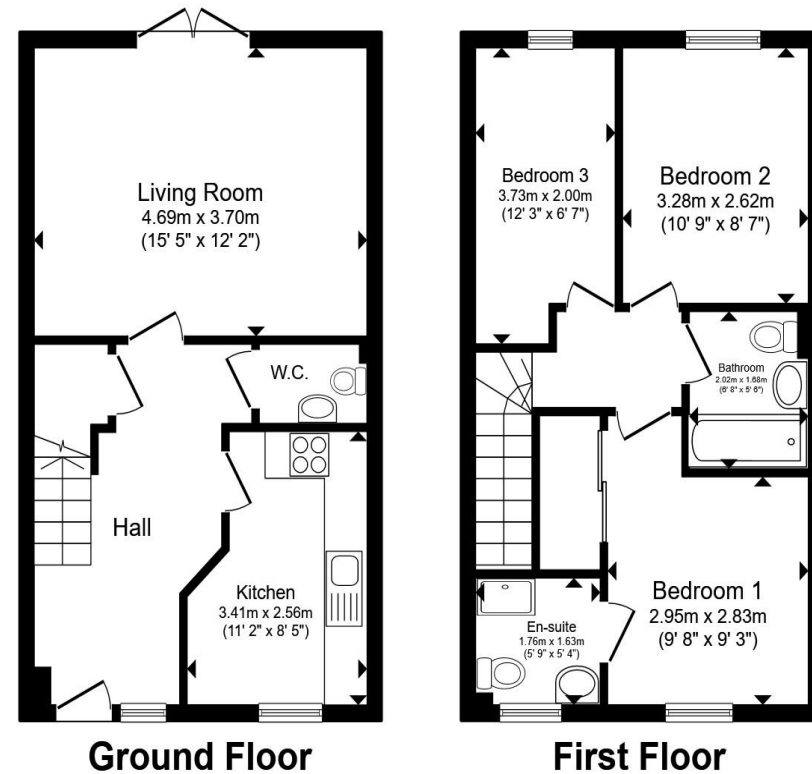
Tenure: Freehold

EPC Rating: B

Council Tax Band: C

guide price

**£275,000**



Total floor area 79.0 m<sup>2</sup> (851 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)



view this property online [fox-and-sons.co.uk/Property/TVT106016](http://fox-and-sons.co.uk/Property/TVT106016)



Property Ref:  
TVT106016 - 0003

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01884 256041**



[tiverton@fox-and-sons.co.uk](mailto:tiverton@fox-and-sons.co.uk)



36 Bampton Street, TIVERTON, Devon, EX16 6AH



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)