



Gale Way, Tiverton, EX16 5FB

welcome to

Gale Way, Tiverton

BOOK to view this well presented three bedroom semi-detached home. Featuring a spacious lounge, open plan kitchen/dining room, cloakroom, en-suite to the principal bedroom, enclosed rear garden, and driveway parking for two vehicles.

Call Fox & Sons today to arrange a viewing of this well presented three bedroom semi-detached home.

Upon entering the property, you are welcomed by an inviting entrance hall leading through to the spacious lounge. A staircase rises to the first floor, while to the rear of the property is a stylish open-plan kitchen/dining room, creating the heart of the home. Patio doors provide direct access to the enclosed rear garden, making it ideal for both everyday living and entertaining. A convenient cloakroom completes the ground floor accommodation.

The first floor comprises three bedrooms, including two generous double bedrooms and a comfortable single room. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the enclosed rear garden features a patio seating area, a lawned garden and a wooden storage shed, providing an excellent outdoor space for families and entertaining.

To the front of the property, a driveway provides off-road parking for two vehicles in tandem.

The vendors have secured their onward purchase, which is offered with no further onward chain.

Entrance Hall

A door to the front of the property, with a door to the lounge, a radiator, and stairs to the first floor.

Lounge

The lounge has double-glazed window to the front, and a door to the kitchen/diner, with a radiator and a TV point.

Kitchen/Diner

Features double-glazed patio doors and double-glazed windows to the rear, with wall and base units, a gas hob and oven with extractor hood over, an integrated dishwasher, and space for washing machine and fridge/freezer. Also a one and a half bowl stainless steel sink and drainer, with space for a dining table and an understairs cupboard. It is partially tiled. Also a door to the W.C.

W.C.

WC, wash hand basin with cabinet, a heated towel rail, extractor fan, and is partially tiled.





Landing

Doors to all first floor rooms, with a radiator and loft hatch.

Bedroom One

Has a double-glazed window to the front, and a radiator.

Ensuite

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

Bedroom Two

Double-glazed window to the rear and a radiator.

Bedroom Three

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

Bathroom

WC, wash hand basin, heated towel rail, extractor fan, bath with shower above, and is partially tiled.



Front Garden

Has stone chippings and a mature tree.

Rear Garden

The rear garden is laid to lawn with a patio area, and stone chippings with mature trees and shrubs. Also a shed, outside power points, outside tap, and access onto driveway.

Agents Note

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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welcome to

Gale Way, Tiverton

- Three Bed Semi Detached House
- Kitchen/Diner
- Enclosed Garden
- Ensuite Shower Room, Family Bathroom
- Off Road Parking

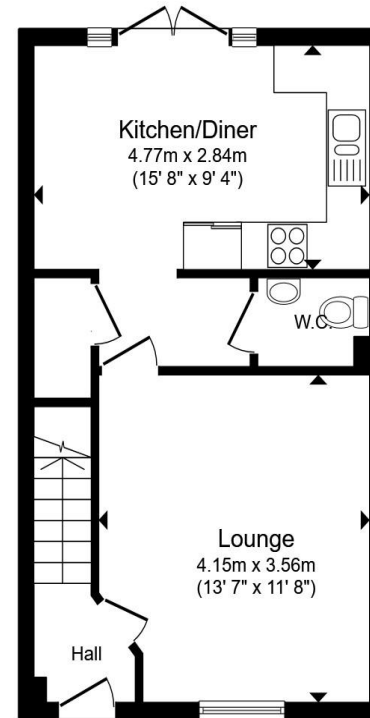
Tenure: Freehold

EPC Rating: B

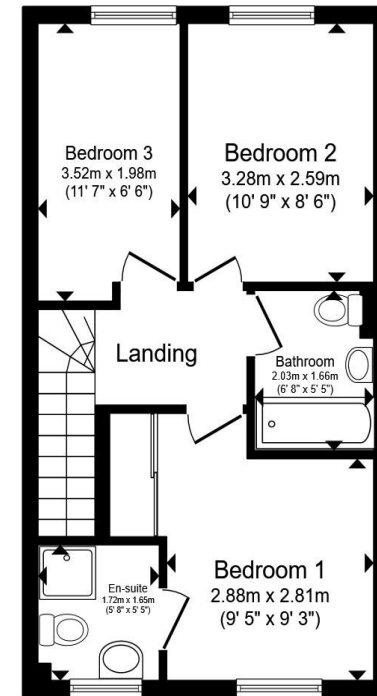
Council Tax Band: C

guide price

£285,000



Ground Floor



First Floor

Total floor area 77.7 m² (836 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:

TVT106275 - 0004

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