



Park Street, Tiverton, EX16 6AW

welcome to

Park Street, Tiverton

A delightful two bedroom mid terrace home located in Park Street. In brief there are two double bedrooms and a family bathroom. Front facing lounge and fitted kitchen. Superb rear garden with storage shed. The perfect first time buy!

Call Fox & Sons today to arrange a viewing of this mid terrace two double bedroom home which is arranged over three floors. On entering the property is a hallway which gives access to the property and to the rear garden. The hallway opens into the front facing living room and the kitchen. On the first floor is a double bedroom and a bathroom. A further staircase leads to the second floor, where there is another bedroom. Externally, this property hugely benefits from a rear enclosed garden. There is also a brick built storage shed. Viewing is advised to appreciate this property in full.

Entrance Hall

Door through to the main house. Door through to the rear garden.

Kitchen

DG window to the rear. Wall & base units, storage heater, space for a washing machine, space for undercounter fridge, 1 stainless steel sink and drainer. Electric hob & oven, with an extractor hood. Spotlights, partially tiled, understairs cupboard, USB points.

Lounge

DG window to front.





Landing

Door to bedroom 2 and the bathroom. Stairs up to 2nd floor. 2 DG windows to rear. Access for neighbours to maintain the rear of their property.

Bedroom One

DG window to front. Storage heater, spotlights, TV point. On the second floor.

Bedroom Two

DG window to front. Has a storage heater, electric fireplace, and a telephone point.

Bathroom

DG window to rear. WC, wash hand basin with cabinet, bath with a shower over. Has an airing cupboard, storage heater, extractor fan, shaving points, and is partially tiled.

Rear Garden

The rear garden is laid to lawn, with 2 raised flowerbeds, with a cobblestone area and a concrete path to the seating area. Has an outside shed with power, and a tap. Access through the garden for neighbours to maintain the rear of their property.

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

Park Street, Tiverton

- Mid Terrace Home
- Two Double Bedrooms
- Lounge
- Fitted Kitchen
- Rear Enclosed Garden

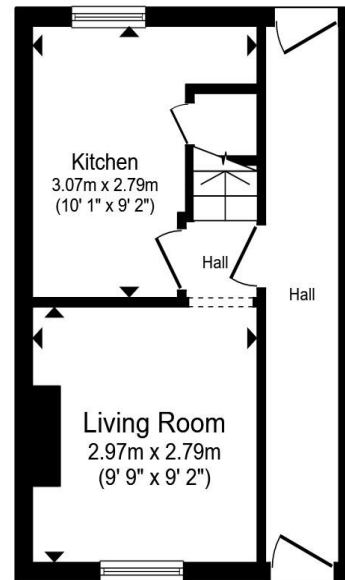
Tenure: Freehold

EPC Rating: E

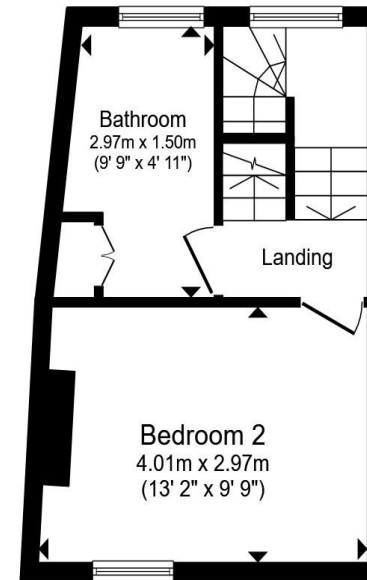
Council Tax Band: B

offers in excess of

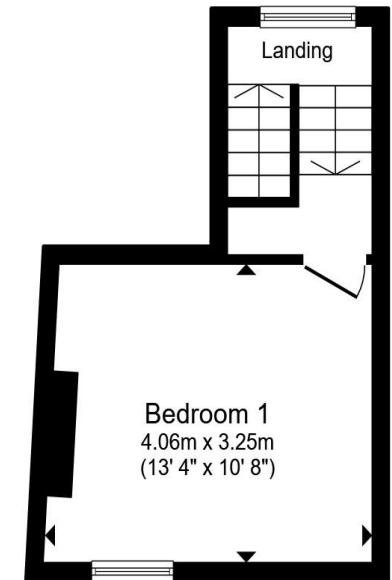
£170,000



Ground Floor



First Floor



Second Floor

Total floor area 64.8 m² (698 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:
TVT106080 - 0004

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.

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