



Little Silver, Tiverton, EX16 4PH

welcome to

Little Silver, Tiverton

Located on the edge of Tiverton you will find this spacious two-bedroom home. In brief there is a fitted kitchen/breakfast room, a spacious lounge, two bedrooms and a family bathroom. Also front and rear gardens, off-road parking and views over Tiverton. NO CHAIN.

Located in a cul de sac on the edge of Tiverton is this spacious mid-terrace home. On opening the front door is the spacious lounge which is front facing; the focal point being a fireplace. Stairs lead to the first floor, where you will find a kitchen/breakfast room with doors to the rear garden. Bedroom two and a family bathroom complete this floor. Stairs lead to the second floor where there is a spacious double bedroom. This property greatly benefits from allocated off-road parking. There is a front and rear garden. Views can be enjoyed over Tiverton. NO ONWARD CHAIN.

Lounge

13' 8" Max x 13' 3" Max (4.17m Max x 4.04m Max)
Door to front. Single glazed window to front, electric fireplace, radiator, TV point and television point. Seven steps lead up to the Kitchen.

Kitchen

13' 7" Max x 9' 9" Max (4.14m Max x 2.97m Max)
Single glazed window to rear and double glazed patio doors. The kitchen is equipped with a range of wall and base units with worksurfaces over. Integrated electric hob, oven and 1 bowl stainless steel sink. Space for fridge freezer and washing machine. Wall hung boiler, partially tiled and telephone points.





Landing

Bedroom One

13' 7" Max x 9' 9" Max (4.14m Max x 2.97m Max)
Two single glazed windows to rear. Seven Steps up from landing. Radiator, loft hatch and TV point.

Bedroom Two

13' 3" Max x 7' 2" Max (4.04m Max x 2.18m Max)
Single glazed window to front. Built in cupboard and radiator.

Bathroom

Single glazed window to front. Bath with shower over, wash hand basin, WC, radiator and partially tiled.

Front Garden

The low maintenance front garden is mainly laid to lawn. Eight steps lead to a patio area and a further three steps take you to the front door.

Rear Garden

The rear garden is tiered with a patio area and lawn area. Ten steps lead up to a concrete area. To the rear there is access up to the parking and side access leading to the front of the property.

Parking

Two private allocated parking spaces.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells group Companies.

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

Little Silver, Tiverton

- Two Bedroom Terraced Home
- Split Level Home
- Front Aspect Lounge
- Fitted Kitchen
- Front & Rear Gardens

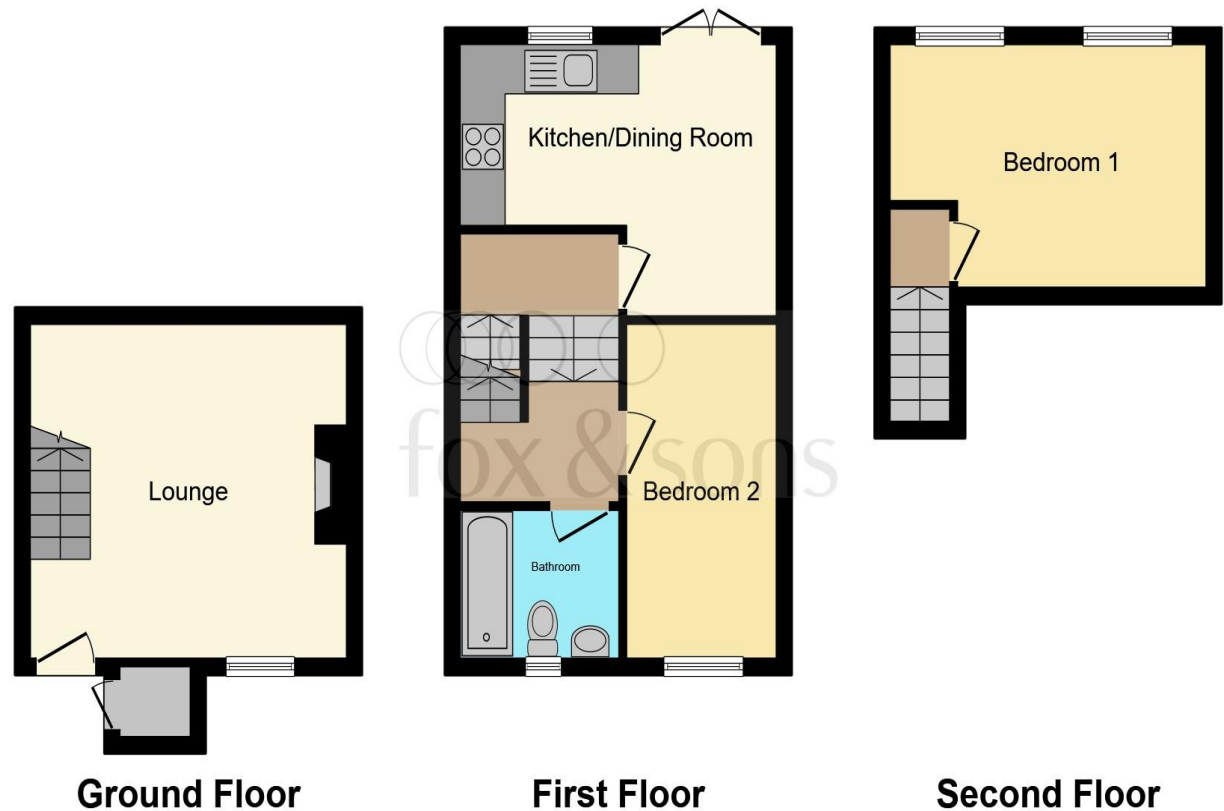
Tenure: Freehold

EPC Rating: D

Council Tax Band: B

guide price

£220,000



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.focalagent.com

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Property Ref:
TVT105758 - 0006

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