



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, off road parking, and a private rear garden.

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

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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Allotment Approach, Tiverton

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

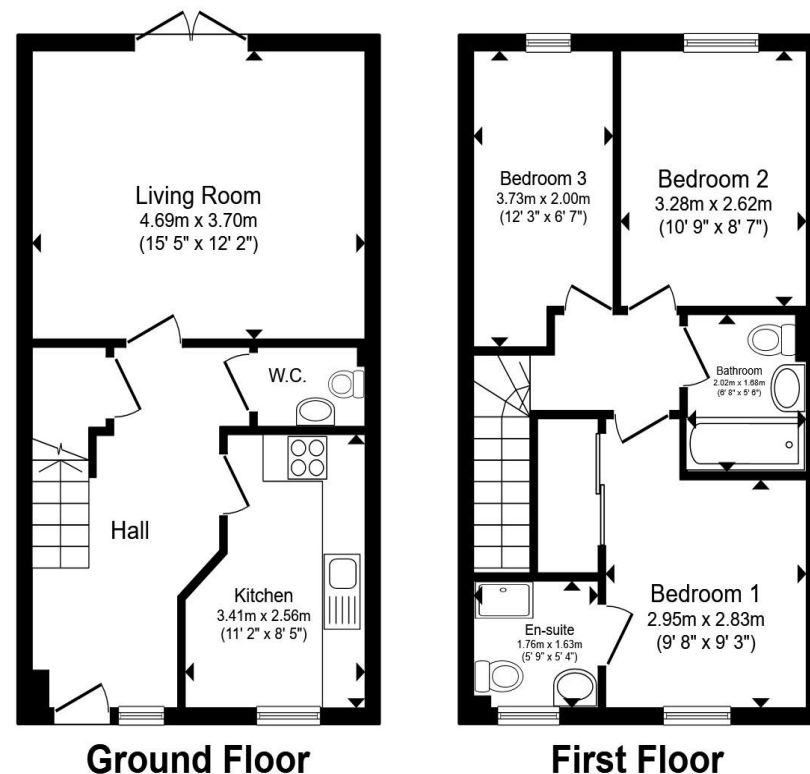
Tenure: Freehold

EPC Rating: B

Council Tax Band: C

guide price

£265,000



Total floor area 79.0 m² (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

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Property Ref:

TVT106016 - 0004

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