



Southfield Way, Tiverton, EX16 5AL

welcome to

Southfield Way, Tiverton

Fox & Sons are delighted to present this detached three-bedroom bungalow located on the edge of Tiverton. The accommodation comprises of a well-equipped kitchen, lounge/ diner, bathroom and separate WC. Garage and off-road parking. Low maintenance rear garden.

Located on the edge of Tiverton in the Broomhill Area you will find this well presented detached bungalow. On entering the property you are greeted into a porch which is great for slipping off your shoes and coats. A door leads into the front aspect lounge/diner. The lounge is light and airy with space for a dining room table and the focal point being a wall hung electric fire.

The kitchen is well equipped with a range of wall and base units, storage cupboard, and a side door which provides access to the garden. The inner hall provides doors to all rooms and has storage in abundance with three cupboards, one of which houses the gas central heating boiler. There are three bedrooms, two doubles and one single. Completing the accommodation is a shower room and separate WC.

Externally the property benefits from front, side and rear gardens. The rear garden is very low maintenance with being laid to gravel. This property further benefits from off road parking and a garage. Viewing is highly advised to appreciate all this bungalow has to offer!

Entrance Porch

Double glazed door and window to front, radiator and telephone point.

Kitchen

10' 10" x 8' 8" (3.30m x 2.64m)
Double glazed window and door to side. The kitchen is well equipped with a range of wall and base units with work surfaces over. Built in gas oven, gas hob and stainless steel 1 bowl sink & drainer. Space for washing machine, undercounter fridge and freezer. Built in cupboard and radiator.

Lounge/ Diner

17' 11" x 11' 11" (5.46m x 3.63m)
The lounge is light and airy with a double glazed window to front and side. Wall hung electric fire, radiator and TV point.

Inner Hallway

Doors to all rooms. Three storage cupboards, one of which houses the gas central heating boiler.





Bedroom One

10' 3" x 11' 11" (3.12m x 3.63m)
Double glazed window to rear and radiator.

Bedroom Two

8' 8" x 10' 4" (2.64m x 3.15m)
Double glazed window to rear and radiator.

Bedroom Three

8' 9" x 7' 9" (2.67m x 2.36m)
Double glazed window to side and radiator.

Bathroom

Double glazed window to side and fully tiled. Bath with shower over, wash hand basin, and radiator.
Loft hatch.

WC

Double window to side, WC, fully tiled.

Front Garden

Low maintenance front garden.

Rear Garden

Low maintenance rear garden laid to gravel.

Garage

Power & Light.



Off Road Parking

Services

Mains gas, electric, water and drainage

Council Tax Band C

Location

Situated in Broomhill area of Tiverton closeby to amenities, St Johns Primary School, Heathcoat Primary School and Tiverton High School are all within close distance. Westexe recreation ground is also close by. Tiverton is a thriving market town with an excellent range of educational facilities and shops. Tiverton has good road links with easy access to Junction 27 off the M5 motorway and adjacent mainline station (Paddington in about two hours).

Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - 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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welcome to

Southfield Way, Tiverton

- Detached Bungalow
- Three Bedrooms
- Kitchen & Lounge/ Diner
- Rear Enclosed Garden
- Council Tax Band C

Tenure: Freehold

EPC Rating: D

Council Tax Band: C

offers in excess of

£290,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
TVT104794 - 0015

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.

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