



Lime Kiln Road, TIVERTON, EX16 4AQ

welcome to

Lime Kiln Road, TIVERTON

Book to view this three bedroom mid terrace home located in a cul de sac close to the canal. In brief there is a Kitchen/breakfast room, lounge/diner, additional reception room & garden room. Two double bedrooms, a single bedroom & a modern family bathroom. Front & Rear Gardens.

Located in a cul-de-sac position backing onto the Grand Western Canal is this superb three bedroom family home.

On entering the property, you are welcomed by an entrance hall which provides access to all rooms. The kitchen/breakfast room is situated at the front of the property and is well equipped with a range of wall and base units. To the rear is a spacious lounge/diner overlooking the garden. There is also a further reception room which could make an ideal office or playroom. Completing the ground floor accommodation is a garden room with access to the rear garden. Our vendor has previously applied for permission to replace this room; please ask Fox & Sons for further information.

Upstairs, there are two double bedrooms, both benefiting from fitted cupboards. Bedroom One features a cloakroom and enjoys views to the front over the surrounding hills and beyond. Completing the first floor accommodation is a single bedroom, currently used as an office, and a modern family bathroom.

Externally, the property benefits from a front garden with a hedged border, while to the rear there is an enclosed, low maintenance garden with side access. Further benefits include gas central heating and uPVC double glazing throughout. Call Fox & Sons today to secure your viewing.

Hall

The hall features doors to the kitchen and lounge, stairs up to the first floor, and a radiator.

Kitchen

Features a double-glazed window to the front, wall and base units, a one and a half bowl sink and drainer, a wall hung boiler, and space for washing machine, tumble dryer, fridge/freezer, and cooker. Also has an extractor hood, an understairs cupboard, and is partially tiled.

Lounge/Diner

The lounge has a double-glazed window to the rear, with a radiator, a TV point, and a door to the office.

Office

Features a double-glazed window to the side, with a door to the garden room and a radiator.

Garden Room

Has a door to the rear garden.





Landing

Doors to all first floor rooms, with an airing cupboard, spotlights, and the loft hatch.

Bedroom One

Double-glazed window to front, with a radiator, and an overstairs cupboard.

Bedroom Two

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

Bedroom Three

Features a radiator, a double-glazed window to the rear, and a storage cupboard.

Bathroom

Double-glazed window to the front, with a W.C, a wash hand basin, a heated towel rail, a bath with shower over, a wall hung cabinet, and is partially tiled.

Loft Space

The loft is partially boarded, insulated, and has a ladder.



Front Garden

The front garden has a stone area, with hedging and an outside tap.

Rear Garden

The rear garden has four steps up to a patio area for seating, with power points, outside lights, and access to the front of the property.

Planning

Our vendors has applied for a Certificate of Lawfulness to change the garden room. This can be seen on the council website under: 23/00960/CLP | (19-06-2023)

Agents Note

This property has a shared walkway for access to 48 and 50 Lime Kiln Road.

It also benefits from a boiler warranty until 31/10/2028.

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

Lime Kiln Road, TIVERTON

- Three Bedroom Family Home
- Spacious Kitchen/ Breakfast Room
- Lounge/Diner
- Office & Garden Room
- Garden Room & Rear Enclosed Garden

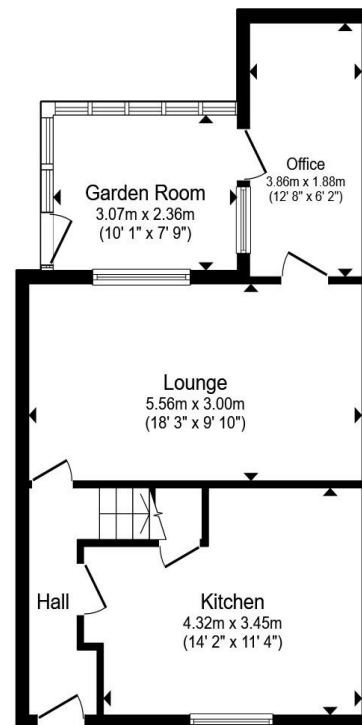
Tenure: Freehold

EPC Rating: D

Council Tax Band: B

guide price

£220,000



Ground Floor



First Floor

Total floor area 94.0 m² (1,012 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:
TVT106345 - 0002

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 fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk