



18 Loom End



SITUATION

The property is situated a short distance from the centre of the market town of Tiverton, in a tucked away location on the outskirts of the development with views over the fields and play park opposite and the rural aspects beyond.

The town boasts a wide range of recreational and retail facilities including banks, building societies, shops, supermarkets, hospital, an 18-hole golf course and a leisure centre. The town has an excellent range of educational facilities including Blundell's School which offers discounts for local students.

Junction 27 of the M5 is approximately 7 miles distant, and adjacent to this is Tiverton Parkway Railway Station.

DESCRIPTION

18 Loom End is a modern detached family home with spacious accommodation and six double bedrooms. The recently constructed property is in excellent decorative order throughout and benefits from extensive parking and views over the neighbouring fields.

ACCOMMODATION

The entrance hall gives access to the cloakroom and all principal ground floor rooms, including the study which has ample space for two desks and views to the front of the property. The spacious sitting room also has an outlook over the front aspect. The hub of the house is the large kitchen/dining room, with tiled flooring throughout and ample space for a dining table. The kitchen is comprehensively fitted with a range of modern units and benefits from integrated appliances including a dishwasher, electric oven, hob, fridge and freezer. There is access from the kitchen to the utility room, with fitted units and integral washing machine. Bi-fold doors give access

Tiverton town centre 1 mile,
M5(J27)/Tiverton Parkway Station 7 miles,
Exeter 16 miles.

A well presented modern family home, situated on the edge of town with views over the neighbouring fields.

- Detached Family Home
- Six Double Bedrooms
- Three Bathrooms
- Open Plan Kitchen/Dining Room
- Home Office
- Enclosed Garden
- Large Driveway
- Double Garage

Guide Price £449,000

from the kitchen/dining room to the enclosed rear garden.

On the first floor are four double bedrooms. The master bedroom benefits from an en suite shower room and is situated to the front of the property, alongside bedroom two. To the rear are a further two bedrooms that overlook the garden. The family bathroom consists of a bath with tiled surround and mixer shower attachment, pedestal wash hand basin and WC.

On the second floor are a further two double bedrooms, with one benefiting from an en suite shower room.

OUTSIDE

To the front of the property is a low maintenance garden. The driveway provides parking for four vehicles and leads to the detached double garage, offering further parking/storage. A side gate gives access to the enclosed rear garden, which is mainly lawned with flower borders, recently installed decking and space for a hot tub.

SERVICES

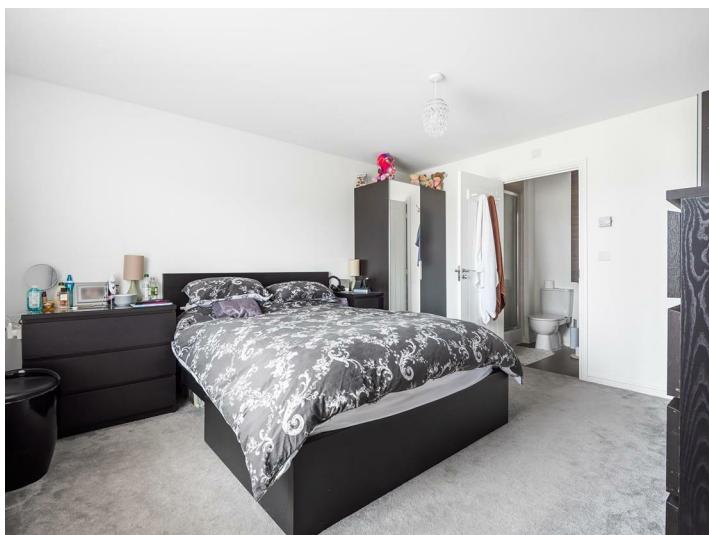
Mains electricity, gas and water.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

From Tiverton Hospital, turn right at the roundabout onto Kennedy Way. Continue over the River Exe and at the mini roundabout turn right onto Rackenford Road. Continue for half a mile and at the roundabout take the second exit onto Gale Way. Follow the road around to stay on Gale Way then turn right onto Lace Crescent. Take the next right onto Loom End, continue to the end of the road and turn right. The property is on the right..

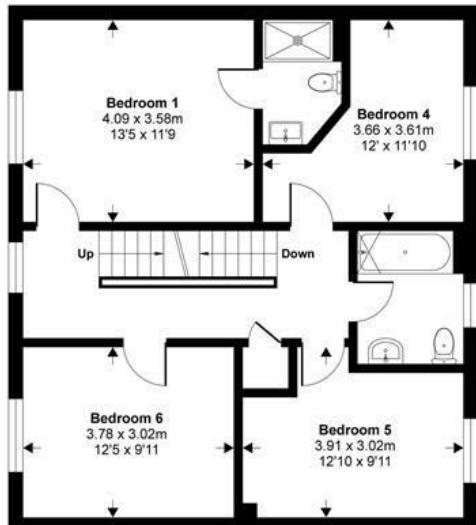
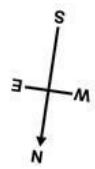


Approximate Area = 2286 sq ft / 212 sq m (includes garage)

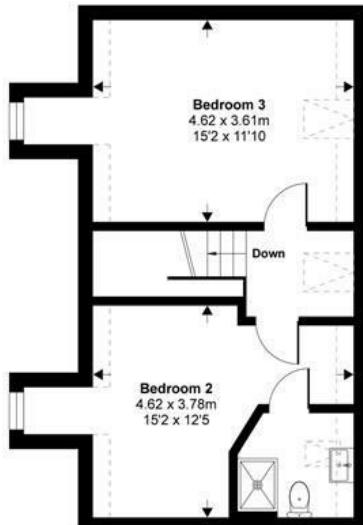
Limited Use Area(s) = 42 sq ft / 4 sq m

Total = 2328 sq ft / 216 sq m

For identification only - Not to scale



First Floor

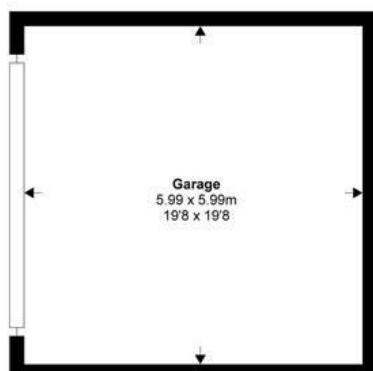


Second Floor



Ground Floor

Denotes restricted head height

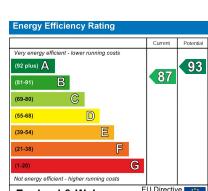


Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n:checom 2021.
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These particulars are a guide only and should not be relied upon for any purpose.

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