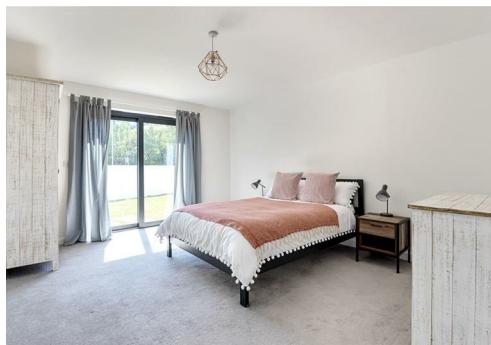




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Cloisters



M5(J27)/ Tiverton Parkway 6.5 miles,  
Exeter 14 miles, Taunton 20 miles

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An impressive and modern detached property close to the centre of Tiverton with parking and garden.

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- 1691 Sq.Ft. of Accommodation
- 3 Double Bedrooms
- Open Plan Living
- Energy Efficient
- Close to Amenities
- Roof Terrace
- Driveway Parking
- No Onward Chain
- Council Tax Band E
- Freehold

Guide Price £500,000



### SITUATION

The property is situated only a short walk from the centre of Tiverton which offers a wide range of amenities including both private and state schooling, a leisure centre, hospital, banks, building societies, shops and supermarkets catering for a variety of needs.

There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

### DESCRIPTION

Cloisters is a detached modern home in an accessible spot in the heart of Tiverton. Built to a high standard, the property boasts flexible accommodation incorporating an impressive open plan, first floor living space opening onto a large roof terrace.

### ACCOMMODATION

On the ground floor are three double bedrooms each offering access to the lawned garden with the master bedroom benefitting from a modern en-suite shower room. The family bathroom comprises of a bath, separate corner shower cubicle, wash hand basin and WC, whilst the utility room offers space for multiple appliances.

The first floor enjoys a spacious reception space consisting primarily of a large sitting/ dining area with glass sliding doors providing access to the roof terrace. The kitchen features a range of gloss fronted base units with built in appliances. In addition there is a cloakroom and access to the rear of the property.

### OUTSIDE

Gates lead off of the road and onto the driveway parking for multiple vehicles. In addition, there is a pleasant lawned garden with further split level pebbled areas to either side.

The feature roof terrace is accessed via the first floor and offers views towards Deymans Hill.

### SERVICES

Mains water and electric. Private drainage and air source heating.

### VIEWINGS

Strictly by appointment with the agents please.

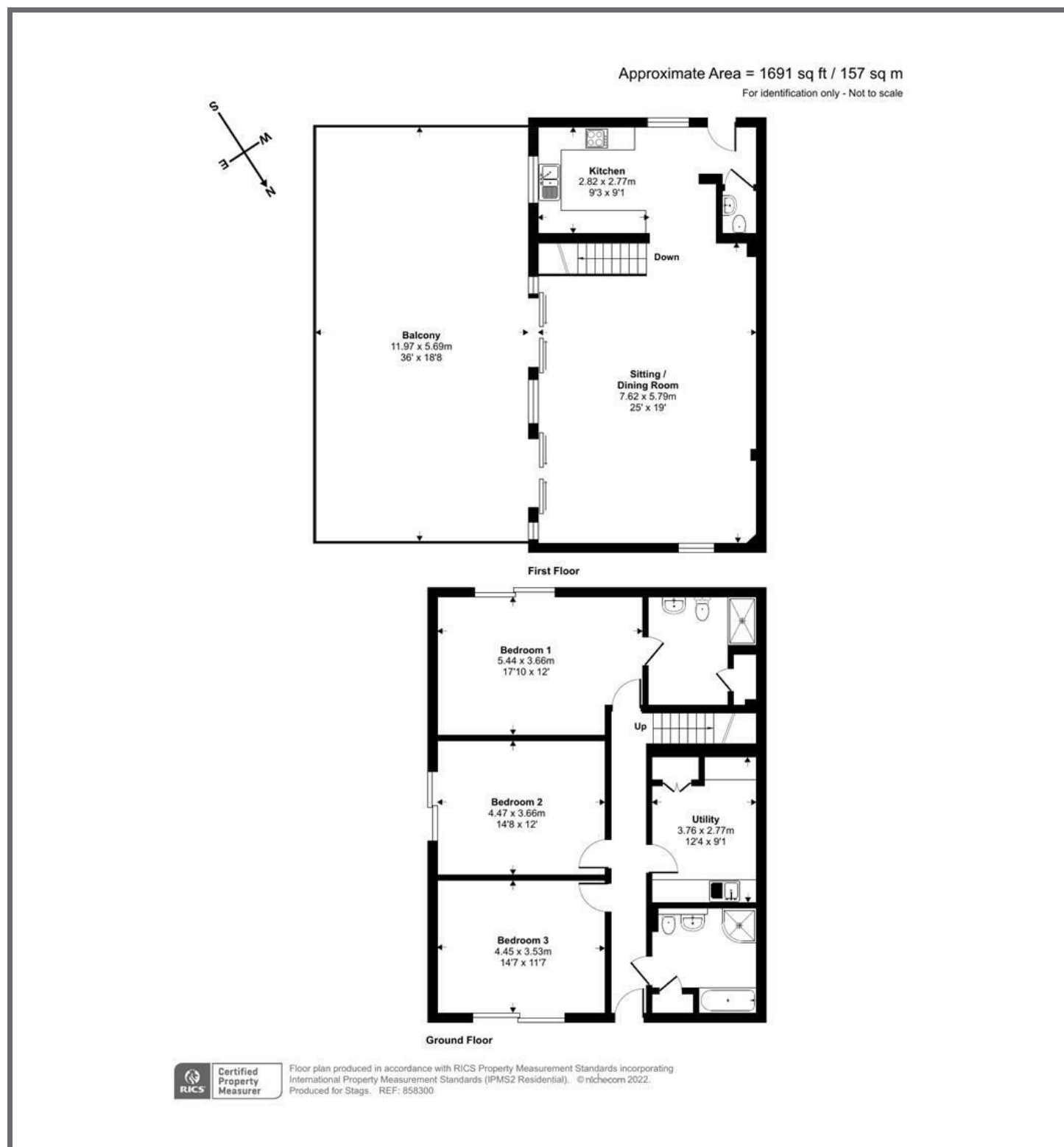
### DIRECTIONS

From the A361 Gornhay Orchard junction, proceed towards Tiverton on the A396, continuing straight over the first roundabout and past McDonalds. Continue on the A396 following signs for Bickleigh over a further two roundabouts. After passing the Premier Inn, take the third exit at the roundabout off the A396 and towards the town centre. The property can be found on your left.

what3words: ///basic.retail.blend







These particulars are a guide only and should not be relied upon for any purpose.

19 Bampton Street, Tiverton, Devon, EX16 6AA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		86
81-91	B		
69-80	C	77	
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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