



Triscombe



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Exeter Hill, Tiverton, Devon EX16 4PL

Tiverton 1 mile, M5 (Junction 27) 7 miles, Exeter 15miles

A deceptively spacious four bedroom detached property occupying a private plot with far reaching views.

- Four Double Bedrooms
- Private Plot
- Far Reaching Views
- Study/Snug with Woodburner
- Kitchen/ Breakfast Room
- Family Home
- Large Summerhouse
- Private Driveway
- Council Tax Band F
- Freehold

Guide Price £650,000

SITUATION AND DESCRIPTION

The property is situated on Exeter Hill, just off the popular Canal Hill area, a short walk from Tiverton town centre which provides a wide range of recreational and retail amenities including banks, building societies, shops, supermarkets, hospital, an 18-hole golf course and leisure complex with swimming pool. Tiverton also has an excellent range of educational facilities including Tiverton High School, Petroc College of Further Education, several first and middle schools and also Blundell's Independent School for boys and girls with its own preparatory school. Junction 27 of the M5 is approximately 7 miles distant alongside which lies Tiverton Parkway Station with intercity links to London Paddington.

Triscombe is an attractive and individual family house tucked away within a private plot off Exeter Hill with well-presented and well-proportioned accommodation over two floors. The property itself enjoys ample entertaining space including reception rooms, four double bedrooms and pretty landscaped gardens.



ACCOMMODATION

Front door opens into the entrance hallway with cloakroom straight ahead. Located centrally within the property and gives access to the living accommodation across the ground floor.

To the right, a very comfortable study with woodburner to one corner creates a cosy room for the colder evenings. Further along the hallway, the large kitchen can be found with a range of wall and base units and stylish red Rayburn. A utility room with rear access to the garden sits at one end of the kitchen, whilst the dining room can be found at the other and offers access to both the sitting room and triple aspect conservatory. The sitting room is an impressive, south facing room with a feature fireplace, dual aspect windows and French doors to the garden.

Upstairs, the wide landing poses a great space with access to all four bedrooms and family bathroom. Each bedroom is a large double room with the master enjoying impressive views across the Exe Valley.

OUTSIDE

A private driveway is location at the front of the property with parking for numerous vehicles.

A wrap around garden provides a selection of areas to enjoy, with vegetable patches, separate decking and patios areas. A large summerhouse provides another area to enjoy in the garden or use as storage. The driveway provides parking for numerous vehicles.

Two garages sit across the lane from the property, which are not owned but separately leased for £3.50 per annum on a 50 year lease with 34 years remaining.

SERVICES

Mains water, drainage and gas central heating.

VIEWINGS

Strictly by appointment only through Stags Tiverton.

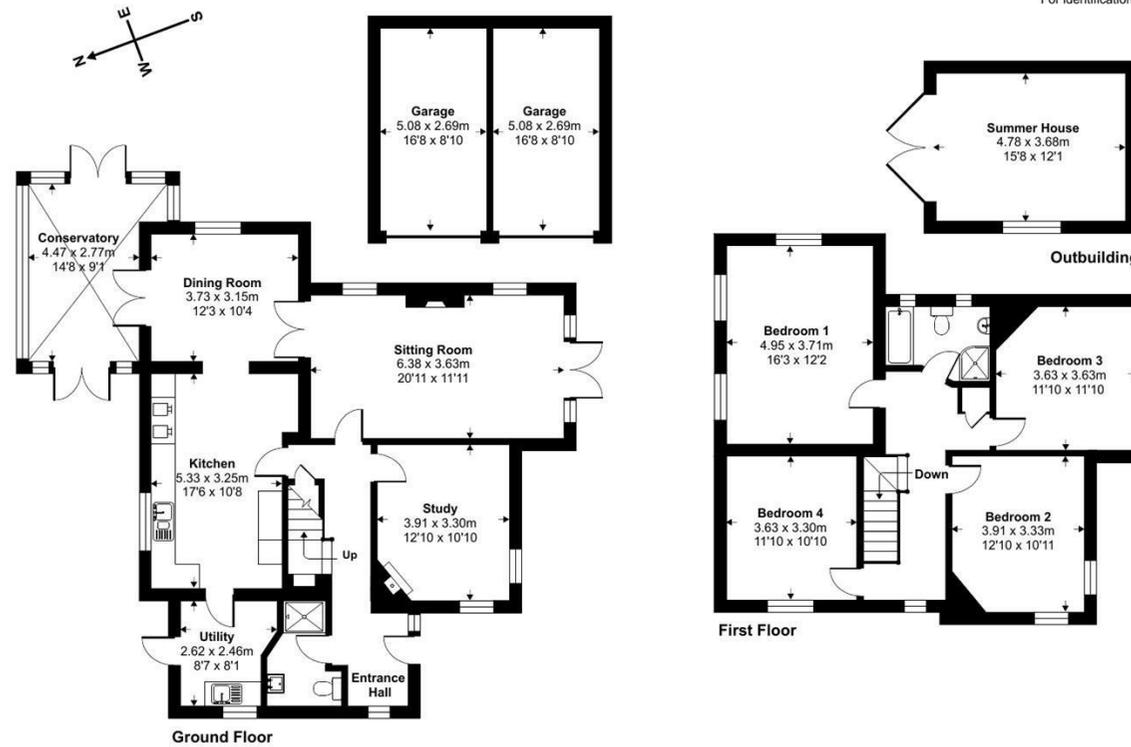
DIRECTIONS

From Tiverton town centre, proceed north on the Great Western Way and taking a right hand turn up Canal Hill. Bear left at the mini roundabout up the hill and take the next right turn into Exeter Hill. Continue up the hill past Butterleigh Drive, the turning for the property will be found shortly on the left hand side, with the driveway back on the left again.

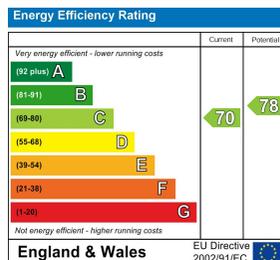
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Approximate Area = 2324 sq ft / 215.8 sq m (includes garage)
 Outbuilding = 192 sq ft / 17.8 sq m
 Total = 2516 sq ft / 233.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022. Produced for Stags. REF: 881299



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