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37 Fairby Close



37, Fairby Close, Tiverton, EX16 6AB



M5/J27 7 miles. Tiverton Parkway 8 miles.  
Exeter City Centre 15 miles. Taunton 20 miles

A four bedroom semi-detached family home, located in a quiet cul-de-sac, within easy reach of Tiverton town centre and transport links further afield.

- Semi-Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Rear Garden
- Leasehold Garage
- Close to Amenities & Transport Links
- No Onward Chain
- EPC Band C
- Council Tax Band B
- Freehold

Guide Price £285,000

### SITUATION

Tiverton offers 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 property is ideally situated close to local schools. It's also just a short distance from Knightshayes, a beautiful National Trust property known for its picturesque gardens and parkland. For everyday conveniences, Tesco Express is approximately 150 yards away, offering easy access to groceries and essentials. Furthermore, the junction with the North Devon Link Road is nearby, ensuring quick and convenient travel to surrounding areas and beyond.

### DESCRIPTION

37 Fairby Close is a substantial four-bedroom semi-detached family home, located in a quiet cul-de-sac, offering flexible accommodation with a rear garden and off-street parking for at least four cars.

### ACCOMMODATION

The entrance hallway provides access to all principal ground floor rooms. The spacious kitchen sits to the front of the property offering wall and base units, integrated fridge freezer, oven, 4-ring hob with extractor above, with further space for washing machine and tumble dryer, as well as space for a table and chairs. To the rear of the property is a large sitting room with feature fireplace and a further door leading to the conservatory and rear garden beyond. A WC with wash basin can also be found off the entrance hallway.

Located on the first floor are three good sized bedrooms and family bathroom. Bedroom two and three offer built in storage. The family bathroom comprises of a bath with shower over, wash basin and WC.

The second floor offers a private master bedroom with built in storage and a separate WC with wash basin.

### OUTSIDE

The low maintenance rear garden, at present, is mostly gravelled with a paved seating area

directly outside the conservatory doors, providing a perfect area for BBQing and alfresco dining. A small flowerbed sits in one corner offering mature plants and shrubbery. To the side of the property, a paved path continues from the patio, passed a covered storage area and shed to a side gate.

To the front of the property, there is an open tarmacked area current utilised as a parking area for this and the neighbouring property. A single garage is located beneath a coach house to the left of the property offering additional parking and storage. The garage is on a 999 year leasehold from the 1st October 2005.

### SERVICES

Mains gas, electricity, water and drainage. Gas central Heating  
Ofcom predicted broadband services -  
Standard: Download 15Mbps, Upload 1Mbps.  
Superfast: Download 80Mbps, Upload 20Mbps.  
Ofcom predicted mobile coverage for voice and data: Internal (Limited)- EE, Three, O2 & Vodafone. External - EE, Three, O2 & Vodafone  
Local Authority: Mid Devon District Council.

### AGENT NOTE

The vendors have re-decorated and re-carpeted throughout - April 2025.

### INVESTMENT OPPORTUNITY

For knowledgeable advice on buy-to-let investments, please contact our Lettings department: 01884 232872.

### VIEWINGS

Strictly by appointment only through the agents.

### DIRECTIONS

Proceeding west bound on the A361 (North Devon Link Road) take the Gornhay junction signposted Bickleigh/Tiverton, proceeding towards Tiverton (A396). At the second roundabout, take the third exit onto Lea Road. After approximately 0.8 miles turn left onto Fairby Close, follow this road to the right-hand side and the property will be found on your left.





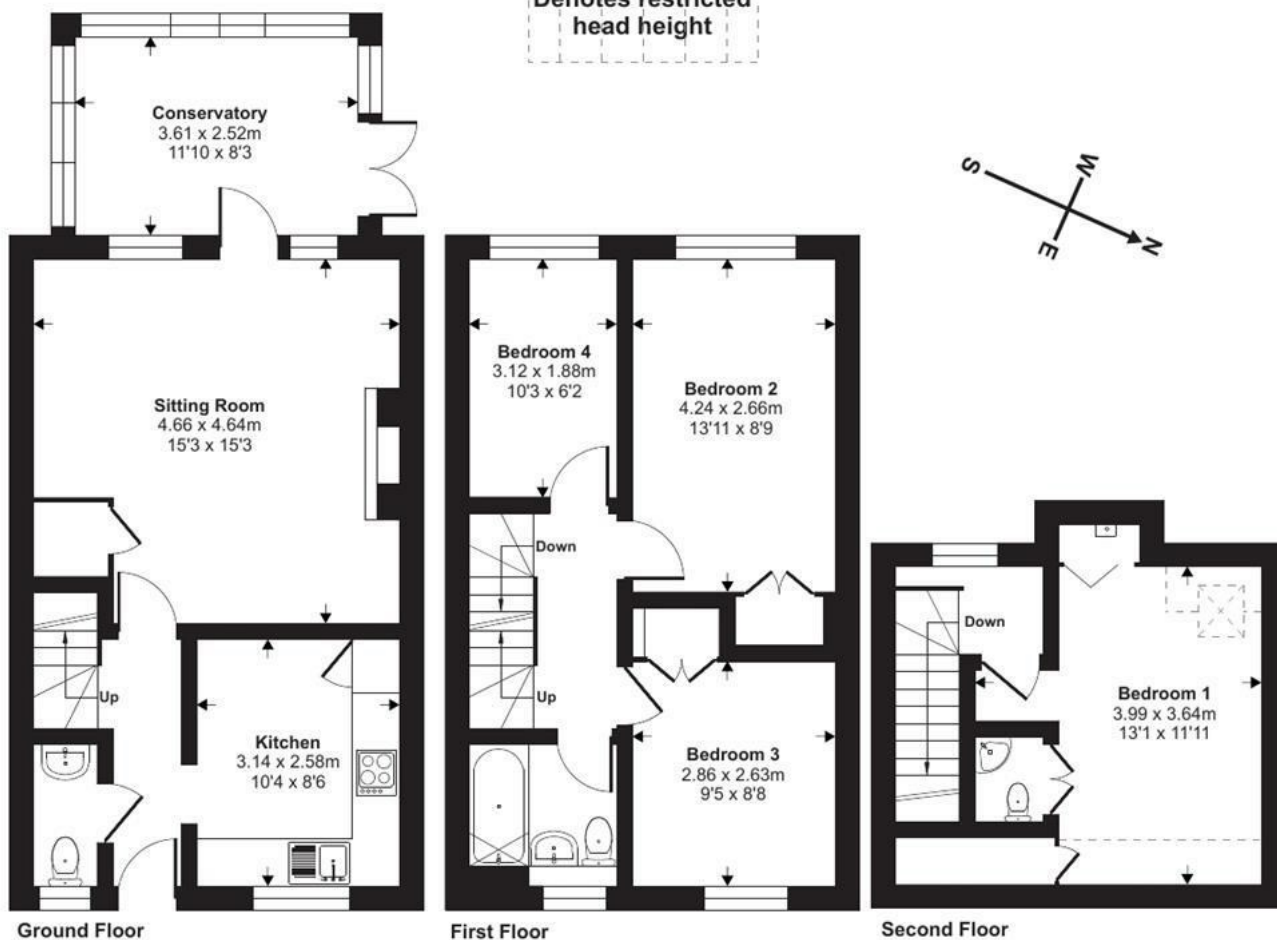
Approximate Area = 1096 sq ft / 101.8 sq m

Limited Use Area(s) = 23 sq ft / 2.1 sq m

Total = 1119 sq ft / 103.9 sq m

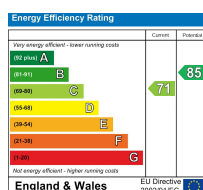
For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Stags. REF: 1227282

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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