

70 Fairby Close, Tiverton, EX16 6AB
£340,000

Welden Edwards
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Offering a wonderful blend of space, practicality and versatility, this attractive three-bedroom home is arranged over several split levels, creating an appealing layout perfectly suited to modern family living. Boasting two charming reception rooms, alongside a vast principle bedroom, this property has plenty to offer.







Description

Upon entering, the welcoming hallway provides access to a useful downstairs cloakroom and a comfortable, light-filled sitting room. Neutrally presented, this is an inviting space in which to relax, with French doors opening directly onto the rear garden and bringing the outside in. A particularly useful storage cupboard beneath the stairs adds to the practicality of this level.

A short flight of stairs takes you through to the dining room, a generously proportioned space ideal for family gatherings and entertaining friends. The adjoining kitchen offers a good selection of fitted wall and base units, complemented by cream tiled flooring. Integrated appliances include a fridge/freezer, oven and hob, with additional space and plumbing for a washing machine and dishwasher. Continuing the theme of versatile living, the conservatory sits to the rear, providing an additional reception space from which to enjoy views across the garden throughout the seasons.

The first-floor accommodation is centred around an impressive principal bedroom. Generously proportioned, this lovely room comfortably accommodates a super king-size bed and benefits from an excellent range of fitted wardrobes alongside a dedicated dressing area. An en-suite shower room completes this appealing bedroom suite. Also on this level is the family bathroom, fitted with a bath and shower over.

Taking the stairs to the upper floor, you will find two further well-sized double bedrooms, both enjoying plenty of natural light. An airing cupboard provides additional convenient storage.

Outside, the rear garden is a particularly appealing feature of the property. Fully enclosed and enjoying a desirable south-west facing aspect, the garden has been arranged over two tiers to create a variety of spaces for relaxing, entertaining and family enjoyment. The lower section is predominantly laid to lawn, with a paved patio providing space for outdoor dining. Steps lead up to a further raised patio terrace, offering a lovely spot to sit back and make the most of the sunshine.

Practicality is equally well catered for, with sheltered side access leading to the driveway, where there is off-road parking for two vehicles. The adjoining garage benefits from power, lighting and an electric up-and-over door.
Further benefits include solar panels, which have historically generated an income of approximately £1,000 per annum, offering an attractive additional financial benefit.

Council Tax, Tenure and Services

Council Tax Band - C
Freehold
All Mains Connected

Ofcom Broadband Speeds: Ultrafast
Ofcom Mobile Signal: Three, EE & Vodafone - Likely - O2 Limited

Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



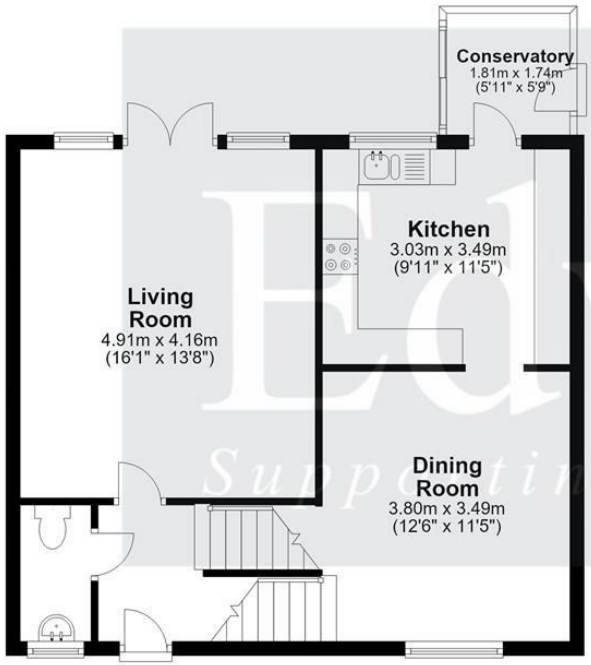








Ground Floor
Approx. 53.7 sq. metres (578.1 sq. feet)
(excluding Conservatory)



First Floor
Approx. 53.7 sq. metres (578.1 sq. feet)

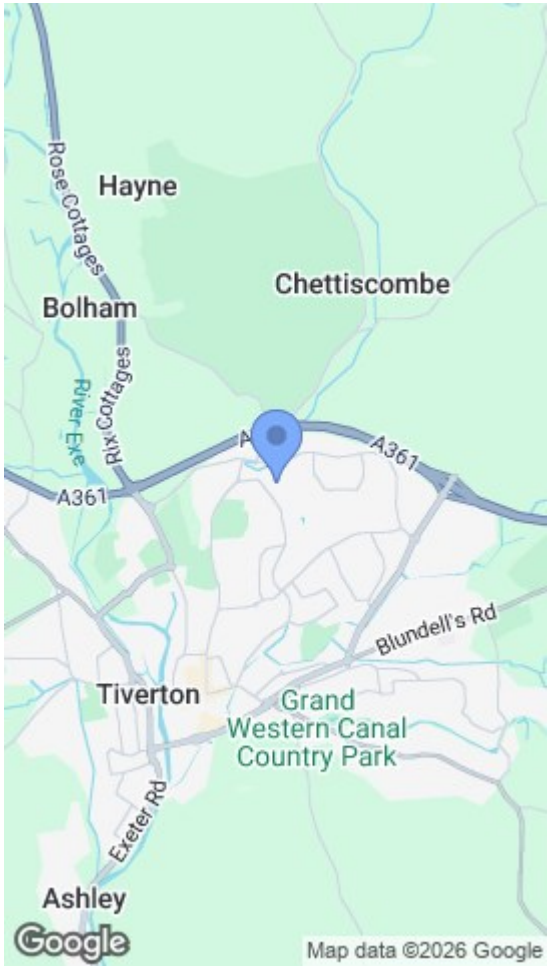


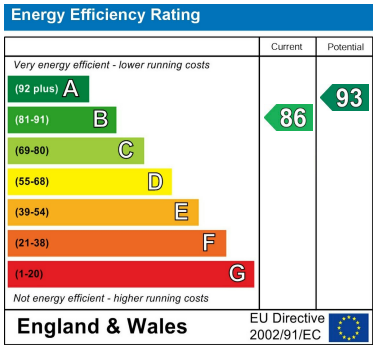
Garage
Approx. 13.9 sq. metres (149.7 sq. feet)



Total area: approx. 121.3 sq. metres (1305.9 sq. feet)

This plan is for guidance only and is not to be relied upon.
Measurements are approximate.
Plan produced using PlanUp.





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