

25 Champion Way, Tiverton, EX16 4FH

£2,000 PCM

This substantial four bedroom family home offers modern interiors, a fully enclosed rear garden and additional second office within the garage space. **PROPERTY NOT AVAILABLE UNTIL AFTER 24TH OCTOBER**

Description
The front door opens out into a large and spacious entrance area which offers an inviting and homely feel instantly. To the left is a good sized room which is currently used as a home office by the vendors. Being neutrally decorated this room is very much dual purpose and could also be used as a child's playroom. To the right is a spacious lounge which offers room for a cosy seating area and additional furniture if needed. The large bay window to the front lets in lots of natural light amplifying the space on offer.

To the end of the hallway is access into the open plan kitchen diner which spans the length of the property. Smart white wall and base units with the dark wood worktop compliment the neutral flooring and interiors creating a very modern and comfortable family space. The kitchen offers an integrated dishwasher, double oven and fitted fridge freezer. The dining space overlooks the rear garden and is a great space to entertain dinner parties for family and friends. Through the side door is access into the utility which offers plumbing for a washing machine and space for a tumble dryer. This is a handy space for mucky pups after a long walk as well! On this floor is also a downstairs WC and handy under stairs cupboard.

A stairway leads up to the top floor where four bedrooms and the family bathroom can be found. The master suite is a great size and currently occupies an American king size bed! This room benefits from three fitted wardrobes and a good sized en suite. There is two further double bedrooms again with fitted wardrobes that have been neutrally decorated throughout. The further single again has fitted wardrobes which helps to keep the amount of additional furniture to a minimal.

The garden to the rear is a great size and isn't overlooked at all. Its mainly laid to lawn but also offers a stunning patio to sit and enjoy the afternoon sun. The garage has been cleverly converted into an additional office which is great if you have more than two people working from home. There is also garage space to the front which is handy for storage. The driveway offers parking for up to three cars.

- Four bedrooms, 1 with ensuite
 - Spacious lounge
 - Family bathroom (bath & separate shower)
 - Driveway parking for three cars
 - Council tax band E
- Modern Kitchen/diner
 - Utility room
 - Garage converted to office space
 - Enclosed patio/rear garden
 - EPC rating B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

