



33 Follett Road, Tiverton, EX16 4HD

Freehold

Asking Price £525,000

Council Tax Band - E

SALE AGREED!!

This fabulous family home occupies a most enviable position within a highly sought-after area on the eastern outskirts of the town. The property has been much improved over the years including a large side extension which the owners have reconfigured part of the house in order to greatly enhance the bedroom sizes and create a spacious en-suite bathroom which has recently been refitted along with the cloakroom. The property has been further improved with uPVC double glazing and gas central heating throughout. The private south facing enclosed rear gardens back onto the picturesque Grand Western Canal Country Park and Nature Reserve. The town centre is about 2 miles distant with a regular daily bus service stopping closeby and provides an excellent range of shopping and recreational facilities. The North Devon Link Road on the northern outskirts provides dual carriageway access to junction 27 of the M5 (about 7 miles distant) with its adjoining mainline railway station. Properties of this type so rarely come on to the market that an early viewing is advised.

Entrance Porch

of uPVC double glazed construction with uPVC double glazed door and side panel to

Entrance Hall

with radiator, telephone point, stairs to first floor and doors to

Cloakroom

with low level wc, wash handbasin, radiator and uPVC double glazed window.

Study 13'5" x 7'10" (4.09 x 2.39)

with radiator, telephone point and uPVC double glazed window.

Lounge 14'9" x 11'10" (4.50 x 3.61)

with marble fireplace with wood surround, 2 radiators, TV point, double glazed sliding patio doors to conservatory and double doors to

Dining Room 12'0" x 10'8" (3.66 x 3.25 (3.67 x 3.24))

with radiator, uPVC double glazed window and serving hatch from

Kitchen 13'7" x 8'11" (4.14 x 2.72 (4.13 x 2.73))

well fitted with modern wood fronted base units with matching wall cupboards over, wood edged worktops with inset one and a half bowl sink and drainer, 4 ring gas hob with cooker canopy over, eye-level electric oven, breakfast bar, TV point, built-in dishwasher and built-in larder fridge, radiator, tiled flooring, uPVC double glazed window and uPVC double glazed door to

Side Lobby

with uPVC double glazed windows, polycarbonate roof, tiled flooring and uPVC double glazed doors to front and rear.

Inner Lobby

with radiator and glazed door to

Utility Room 7'7" x 6'8" (2.31 x 2.03)

with rolled edge worktop with inset stainless steel sink and drainer with cupboard under and space and plumbing for washing machine and tumble dryer, wall cupboard over, Halstead wall mounted gas boiler, uPVC double glazed window and uPVC double glazed door to side.

Conservatory 10'10" x 10'9" (3.30 x 3.28)

with hardwood double glazed windows under polycarbonate roof, double glazed double doors, 2 radiators, 2 wall lights and TV point.

First Floor Landing

with access hatch to roof space, uPVC double glazed full height window, linen cupboard and doors to

Bedroom 1 13'7" x 11'7" max (4.14 x 3.53 max)

with range of built-in furniture comprising 2 double wardrobes and bedside cabinets with bridging unit over, 2 chest of drawers and dressing shelf, TV point, uPVC double glazed window and door to

Ensuite bathroom

with panelled bath in fully tiled surround and Mira shower fitting over, pedestal washbasin, close coupled wc, bidet, half tiled walls, built-in shelved cupboard, radiator, extractor fan and uPVC double glazed window.

Bedroom 2

with sliding mirrored doors to built-in double wardrobe, radiator and uPVC double glazed window.

Bedroom 3 9'1" x 7'9" (2.77 x 2.36)

with radiator and uPVC double glazed window.

Bedroom 4 13'8" x 8'0" plus door recess (4.17 x 2.44 (4.16 x 2.43) plus door recess)

with radiator and dual aspect uPVC double glazed windows.

Bathroom

fully tiled with modern white suite comprising wood panelled bath, separate shower cubicle, close coupled wc, pedestal washbasin, downlighters, extractor fan, towelling radiator, tiled flooring and uPVC double glazed window.

Outside

At the front is a level lawned garden and paved driveway and paths providing 2 car parking and leading to integral garage 15' 8" x 8' 6" (4.77m x 2.60m) with up and over door, fluorescent light and power plus cold water tap.

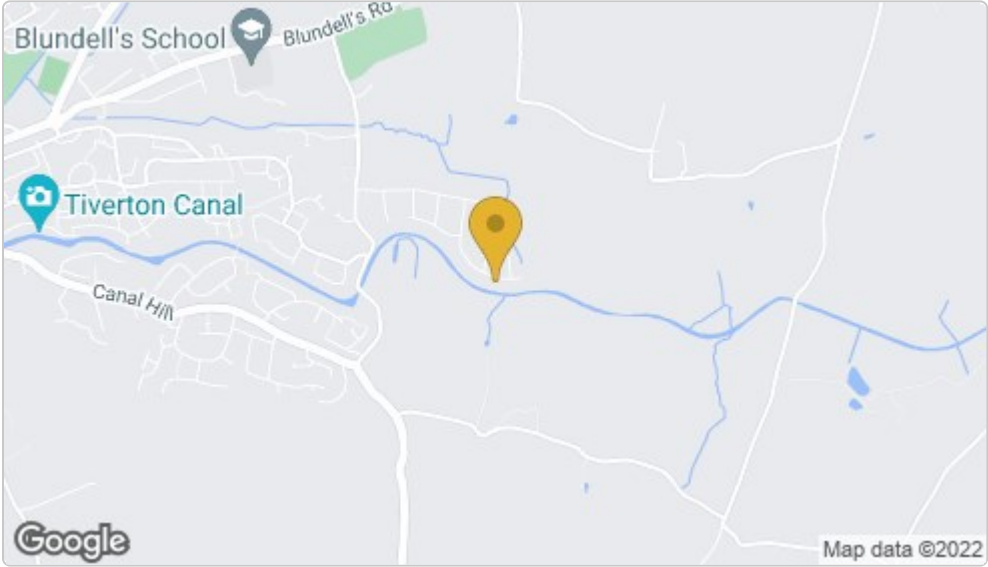
At the rear is a very well enclosed and private garden laid to level lawn with well stocked flower and shrub borders and paved patio with decked seating area, aluminium greenhouse, outside tap, outside light and path returning to front.

Council tax band

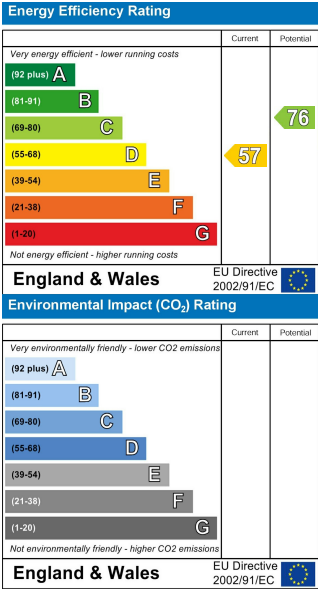
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Floor Plan

Area Map



Energy Efficiency Graph



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