



8 Tyrrell Road, Tiverton, EX16 5BB

Asking Price £370,000

Situated in at the end of a popular location off Baker's Hill, this spacious and well laid out Leaman Built FOUR / FIVE bedroom semi-detached bungalow with garage, drive, home office and pleasant front and rear gardens.

The property comprises an entrance porch leading to a recently fitted kitchen/breakfast room, bright and airy sitting room, bathroom, shower room, cloakroom, good size bedrooms. Door leading out to a covered porch area to a larger than average garage and lovely fully enclosed low maintenance rear garden and maintained garden to the front. The added benefit of this property is the home office (was previously a hair salon) with power, lighting and water supply. The property benefits from gas central heating, uPVC double glazed windows and doors and lovely countryside views.

Located approximately half a mile from Tiverton town centre, the market town boasts a wide range of amenities including many independent shops, banks, building societies, public and state schooling with Heathcoat primary school situated only a few minutes walk away. There is a sports centre and new leisure facilities, superstores and an A&E hospital. Junction 27 of the M5 motorway is approximately 7 miles away providing access to Parkway mainline Station linking to London Paddington with the M5 leading to Exeter airport.

Entrance Hallway

Upon entering the property you are greeted into the entrance hallway with a radiator, telephone point, stairs to first floor and doors off to

Living Room 15'7" x 13'5" (4.77 x 4.1)



with a large picture window to the front elevation overlooking the front garden. Radiator and television point

Bedroom One 13'11" x 11'0" (4.25 x 3.36)



A large window to the rear elevation overlooking the rear garden and countryside views. Radiator, television point, built-in wardrobes with hanging rail and shelving.

Bedroom Two 10'6" x 9'6" (3.22 x 2.9)



Large window to rear elevation overlooking the rear garden with roof top and countryside views. Radiator.

Bedroom Three 9'11" x 9'7" (3.03 x 2.93)



Currently used as a snug. Large window to the rear elevation overlooking the rear garden with partial countryside views. Radiator.

Family Bathroom 7'4" x 5'5" (2.26 x 1.66)



A modern white bathroom suite comprising of shower bath with shower screen and Triton electric shower over, pedestal wash basin, low level WC, radiator, tiled splash backs and obscure glazed window to the side elevation

Kitchen / Breakfast room 9'11" max x 8'2" max (3.04 max x 2.51 max)



This bright and airy room benefits from a window to the front elevation of looking the front garden. A recently modernised kitchen comprising of cupboards and drawers with rolled edge worktop over, inset single drainer sink with mixer tap, space for washing machine and dishwasher, integrated fridge freezer, electric hob with recirculating hood and glass splash back, double oven and grill, matching wall mounted cupboards, breakfast bar area with seating for two, door leading to

Rear Porch 5'5" x 2'8" (1.66 x 0.83)

Door leading to covered side area

Cloakroom 6'10" x 2'11" (2.09 x 0.89)

Modern cloakroom suite comprising low-level WC and wash basin. Obscure glazed window to the side elevation

First floor landing

with doors off to

Bedroom Five 13'8" x 12'0" (4.19 x 3.67)

This bright and airy room benefits from triple aspect windows to the side and rear elevations with far reaching views over countryside and rooftop views over the town. Radiator, television point and storage to the eaves

Bedroom Four 15'0" x 6'6" (4.59 x 2)



The surprisingly large room benefits from with radiator, Vellux window to the side elevation with rooftop views, storage to the eaves

Shower room 15'1" max x 6'10" max (4.62 max x 2.09 max)

with a white modern suite comprising of shower cubicle with mains thermostatic shower, low-level WC, vanity wash basin with storage under, tile splash backs, shaver socket, extractor fan and heated towel rail. Vellux window to side elevation with far reaching countryside views

Garage 16'11" x 8'5" (5.16 x 2.58)

This longer than standard garage benefits from an electric roller garage, power and lighting.

Studio 12'9" x 6'10" (3.91 x 2.09)



This purpose built timber studio was previously used as a hair salon and benefits from water, electric and lighting.

Outside

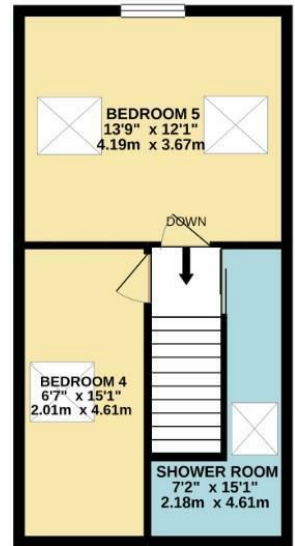


To the front of property there is a driveway providing parking for one car with a path leading to the front door and side access. The remainder of the front garden is laid to lawn. An obscure glazed door leads to the covered side access leading to the southerly facing rear garden which has been made low maintenance and benefits from a large deck area which is ideal for entertaining and enjoying the sunshine. A lovely summer house provides protection from the sunshine along with a wind out awning. A further storage summer house is situated on the lower level. Two further levels that are low maintenance with a flowerbed border housing a profusion of plants and shrubs. Access to cellar storage area.

Floor Plan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

