



### 3 Old Mill Close, Tiverton, EX16 6FL

**Price £325,000**

**WALK TO TOWN** - A stunning THREE bedroom family home extended to the rear situated in a prime location off Tumbling Fields this wonderfully presented property offers eye catching and versatile accommodation.

The property has been improved throughout and now comprises an entrance hall with under floor heating, cloakroom, studio/office and large store, fantastic kitchen/dining room cleverly extended to the rear to bring the rear garden to the kitchen designed for those who are too busy to garden but love to entertain.

The first floor landing provides an eye catching landing space with French doors to a Juliet balcony overlooking the wonderful countryside, while the sitting room is spacious and inviting. There is also a lovely family bathroom and third bedroom mirroring the landing space with Juliet balcony.

The second floor provides two large bedrooms both with built in cupboards with an en-suite shower room to the master bedroom.

The front garden offer an area for seating, with a drive for off road parking and further parking bays allocated nearby.

Old Mill Close benefits from well tendered communal garden areas where the residents can utilise picnic and seating areas to enjoy the evening sun. The property is situated within a few minutes walk to the town centre, offering an array of bus services nearby with a wide range of shops/services including pubs and restaurants and schools, including Blundell's Public school, is situated nearby.

Tiverton is a rapidly growing Mid Devon Town approximately 6 miles from Junction 27 of the M5 from which Taunton and Exeter can be easily reached with Parkway mainline station serving London can also be reached within two hours and Exeter airport can be reached within half an hour. Exmoor and the Devon coasts and all the activities they offer are easily accessible.



**Entrance Hall 19'6" x 5'9" narrowing to 3'2" (5.94m x 1.75m narrowing to 0.97m)**



A bright and airy entrance hall fitted with a new composite entrance door offering an attractive spindle balustrade staircase to first floor, under stairs storage area, telephone point, basket weave oakwood under floor heating, coving, radiator, consumer unit with doors leading to.

**Cloakroom 6'0" x 2'6" (1.83m x 0.76m)**



A white suite comprising of a low level w.c., wash hand basin set on a vanity storage cupboard with eye catching panel splash back, extractor fan, radiator and oak basket weave under floor heating.

**Kitchen/Diner 17'1" x 15'4" narrowing to 11'1" (5.21m x 4.67m narrowing to 3.38m)**



A main feature eye catching stunning kitchen/dining room fitted with a wide range of high quality cupboards and drawers under a resin worktop with matching upturn an inset butler sink and mixer tap over, space for Richmond seven burner Stove and double oven, integrated dishwasher and fridge, matching eye level cupboards, with larger cupboard and further range of cupboards and drawers under a solid oakwood worktop with further matching eye level cupboards, tiled splashbacks leading into the recently added rear extension with three Velux windows adding further light into the dining area with uPVC double doors leading out into the rear garden and basket weave Oakwood under floor heating.

**Study/Utility Space 8'6" x 7'10" (2.59m x 2.39m)**



An excellent addition forming part of the garage conversion utilised as a large studio/home office with built in cupboards offering built in plumbing and space for a washing machine and tumble dryer with door leading to

**Garage/Store 6'9" x 8'9" (2.06m x 2.67m)**

An integral garage space now converted to a large storage space The garage is currently used as a studio/home office, it can easily revert to being a garage if required offering an up and over door to the front with light and power.

### First Floor Landing

A lovely picturesque L-shaped landing space with airing cupboard, coving, radiator, offering a spindle balustrade stairwell to all floors with French doors to Juliet balcony and wrought iron railings with views towards open countryside and doors leading to.

### Sitting Room 15'4" x 11'2" (4.67m x 3.40m)



An excellent space offering t.v./satellite and telephone point, two radiators, coving and two sash windows to rear overlooking the communal gardens beyond the rear garden.

### Bedroom Three 9'3" x 8'8" (2.82m x 2.64m)



An attractive bedroom offering French doors to Juliet balcony with attractive railings and views making this a lovely room as a bedroom or study fitted with coving, radiator, t.v. and telephone points.

### Family Bathroom 8'8" x 6'7" (2.64m x 2.01m)



A much improved family bathroom fitted with a white suite comprising of a panelled bath and mixer tap with shower hose attachment, low level w.c. with hidden cistern and wash hand basin with mixer tap set on a vanity storage cupboard, chrome heated towel radiator, with coving and extractor fan.

### Second Floor Landing



Continuing with spindle balustrade stairwell leading to the second floor with loft access, radiator, coving and door leading to.



**Master Bedroom 15'6" x 15'4" maximum (4.72m x 4.67m maximum)**



A excellent double bedroom benefitting with 2 sash windows to front aspect offering views over the surrounding countryside, built in cupboard over stairs, radiator, coving and door leading to.

**En-Suite Shower Room 6'2" x 5'10" (1.88m x 1.78m)**

A luxury white suite offering a fully tiled shower cubicle with mains fed shower over and glass screen doors, pedestal wash hand basin with mixer tap, low level w.c., shaver point, coving and inset spotlighting with extractor fan.

**Bedroom Two 15'4" x 9'5" maximum (4.67m x 2.87m maximum)**



A good size double bedroom offering a sash window to rear aspect, large double door built in wardrobe, t.v. and telephone point, coving and radiator.

**Rear Garden**



An ideal landscaped space that brings the garden to the stunning kitchen space ideal for those too busy to garden with space for al-fresco ding fitted with slate tiled flooring privately enclosed with raised wall and gate leading to the rear communal garden areas and door to storage space.

**Front Garden**

To the front the garden offers an area for seating to enjoy the sun with slate shingle and block paved path leading to the entrance door with matching drive space providing off road parking for one vehicle to the front and two further parking spaces nearby. There is a large grassed informal communal garden area opposite the property.

**Communal Gardens**

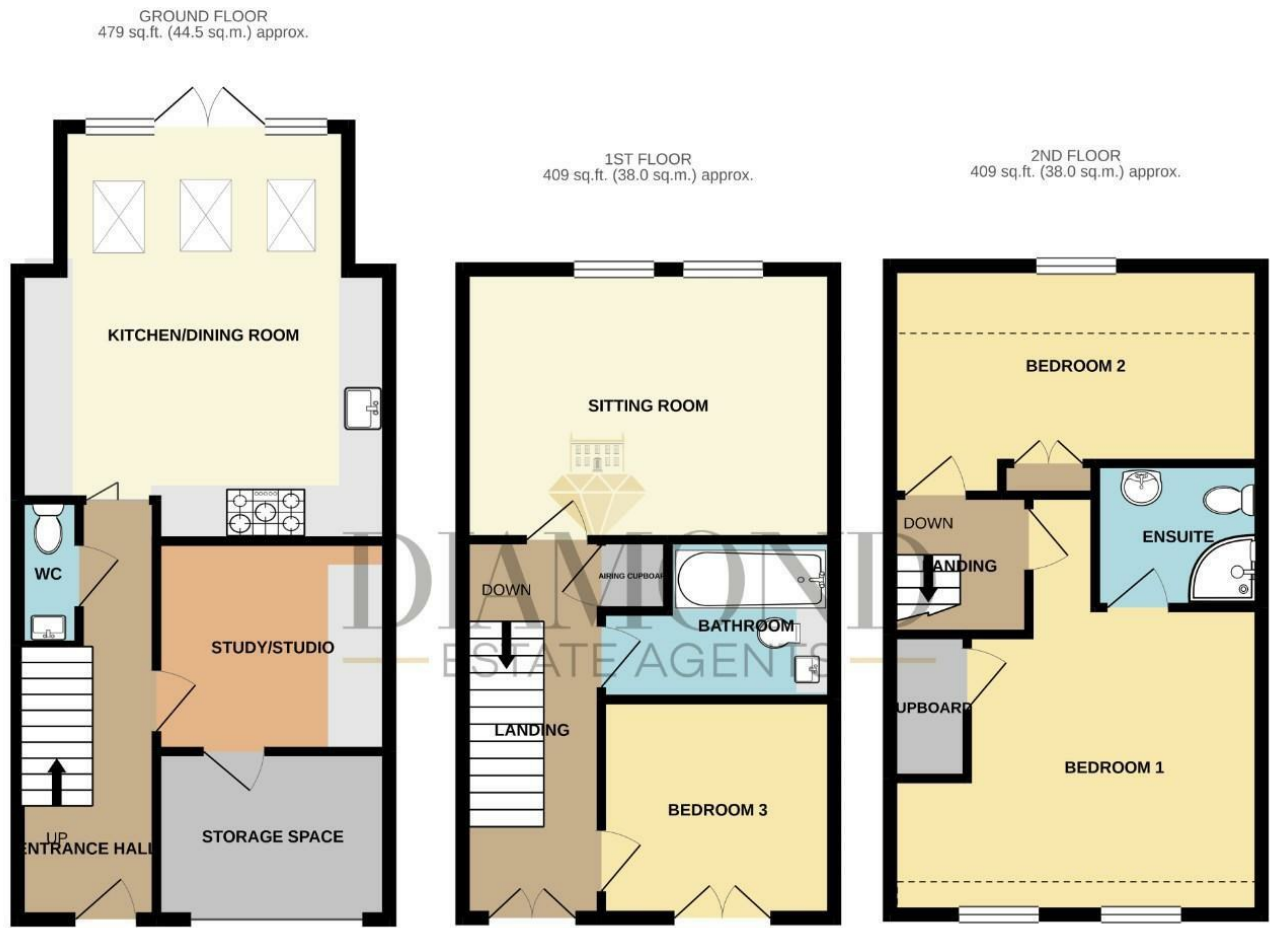
The rear garden backs onto pleasant communal gardens which comprise a lawned area and paved seating areas and walkways.

The front area offers a large grassed area ideal for picnics and as a play area with speed restricted parking providing further parking bays allocated to the property.

**Communal Grounds Service Charge**

Diamond estate agents understand from the seller there is a £160 per annum service charge for the upkeep of the excellent well tendered communal grounds.

Floor Plan



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

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

