



## Virginia Orchard 7a Tidcombe Close, Tiverton, EX16 4RA

Freehold

**Guide Price £469,000**

Council Tax Band - C

**NEW BUILD FAMILY HOME!** - This stunning family home, named Virginia Orchard, must be viewed to be fully appreciated. A **THREE** bedroom detached family home situated in a highly desirable cul-de-sac position. Only a hundred yards walk to the Grand Western Canal and Countryside park which offers stunning views, wonderful walks, cycling routes and fishing opportunities. Located off Tidcombe Lane, this brand new family home has been built to a high standard. Offering light and airy well apporioned flexible accommodation which flows through the property. The property benefits from many features with no expense spared to offer open plan ground floor accommodation which is ideal for entertaining and modern day living.

The property is situated within a few minutes walk of the world renowned Blundell's public school. A regular bus service runs to Tiverton town centre with state schooling, a leisure centre, hospital, banks, independent shops, thriving market, supermarkets - including M&S, Tesco, Morrisons and Lidl. 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. Parkway mainline station is a few miles away with trains to London Paddington taking 2 hours. Exeter airport can be reached within half an hour.

## Property Description

### THE ACCOMMODATION

The accommodation comprises an open plan entrance hall with door leading to the utility room/cloakroom, providing a top of the range iQ gas boiler, engineered oak wood flooring throughout the main living space into the open plan lounge area with patio doors leading out and onto the landscaped rear garden, top of the range leading German brand kitchen built by Hacker offering integrated appliances including Neff oven, dishwasher, electric hob with chimney style cooker hood above. Bedroom two is a good size double bedroom and benefits from its own luxury en-suite shower room, and third bedroom offers the flexibility of being utilised as a dining room if required.

The plush oak staircase leads upstairs to a large landing space that could be utilised as a study or dressing room area, with large eaves storage cupboard space and door leading to the master bedroom which offers dual aspect windows with far reaching views to the front, and further eaves storage cupboard space. The en-suite compliments the first floor with a luxury suite featuring a roll top bath, shower cubicle with ornate fixings, again offering a large window to the front with far reaching views.

Outside, the property benefits from a garage that would home a large family vehicle. Electric insulated roller door, a 7KW power supply specifically for an electric car charging point while providing space above for storage. The large dual entrance drive stretches across the front of the property within the enclosed wall boundary finished with block paving to provide off road parking for numerous vehicles.

The landscaped level rear garden is a real feature, with a large area laid to lawn and a patio area which is ideal for entertaining with a side path leading to the front gate.

### Entrance Area 8'1" x 4'6" (2.46m x 1.37m)

Offering an open plan space with a composite five lever entrance door and obscure glass window to side. A door leads to the utility/cloakroom. Engineered oak wood flooring leading into the open plan living area.

### Kitchen/Living/Dining Room 29'6" x 16'2" (8.99m x 4.93m)



### Kitchen Area

Fitted with a high quality Hacker built modern slow close fitted kitchen with square edge worktop with matching upturn, comprising a Blanco 1 1/2 sink unit with swan neck tap over, Wide range of cupboards and drawers under under with integrated appliances, matching eyelevel cupboards over, integrated Neff fridge with Neff

single oven over, CDS Integrated dishwasher, CDA four ring electric induction hob with chimney style cooker hood over with black glass splashback, inset spotlighting with uPVC double glazed window to front aspect, vinyl tiled flooring, Open plan through to the breakfast bar area and leading out into the main reception area.

### Sitting Room Area

Offering an Open Plan space with large patio doors leading out to the rear aspect overlooking the rear garden with two large radiators t.v. point and oak wood flooring with oak balustrade with glass infill stairs leading to 1st floor and doors leading to

### Utility/Cloakroom 8'6" x 7'4" narrowing to 4'5" (2.59m x 2.24m narrowing to 1.35m)



White suite comprising square edge worktop with stainless steel sink unit with mixer tap, tiled splashback and large storage cupboard with Vaillant iQ smart Combi boiler that can be controlled by phone with flue gas heat recovery, storage cupboard, uPVC double glazed windows to front aspect with radiator, vinyl tiled flooring, extractor fan and provision for a washing machine and tumble dryer.

**Bedroom Two 10'7" x 12'10" maximum (3.23m x 3.91m maximum)**



A good size double bedroom comprising of TV point and radiator with UPVC double glaze window to rear aspect with solid wood door leading to the en-suite shower room.

**En-Suite Shower Room 9'4" x 6'11" (2.84m x 2.11m)**



A lovely addition comprising of a white suite with a double shower cubicle offering mains shower with rain head and showerhead glass of the screen sliding doors and panelled walls, Close coupled low-level WC with wash hand basin Set on a two drawer vanity unit with splashback, shaver point with mirror light over and chrome radiator towel rail, Obscure UPVC double glazed window to side aspect with extractor fan and vinyl tiled flooring.

**Bedroom Three/Dining Room Option 9'10" x 7'10" (3.00m x 2.39m)**



A good size third bedroom offering radiator and uPVC double glazed window to rear aspect overlooking the rear garden with loft hatch

**Landing/Study/Dressing Room Area 12'9" x 8'10" (3.89m x 2.69m)**



An ideal space that can be utilised in many ways offering radiator with 2V Lux windows to rear aspect enjoying plenty of light into the space with doors leading to en-suite bathroom/shower room, master bedroom and eaves storage cupboard.

**Eaves Storage 12'5" x 5'3" (3.78m x 1.60m)**

An excellent storage area with limited headroom.

### Bedroom One 17'9" x 12'2" maximum (5.41m x 3.71m maximum)



A wonderful dual aspect master bedroom offering TV point and radiator with eaves storage space and uPVC double glazed window to front aspect enjoying far reaching views with 2V Lux windows to rear aspect

### Master En-Suite Bathroom/Shower Room



A real feature to the property offering space with a light and airy en-suite modern white suite comprising of a double shower cubicle with glass screen sliding doors with mains shower and rain head with paneled walls, Close coupled low-level WC, Large wash hand basin with mixer tap and to draw vanity storage unit under, Roll top bath with mains taps and shower head attachment with a paneled walls and uPVC double glazed window to Front aspect enjoying far reaching views and vinyl flooring Finished with a chrome radiator towel rail and white radiator.

### Eaves Storage 9'7" x 4'0" (2.92m x 1.22m)

An excellent storage area with limited headroom.

### Rear Garden



A sunny 45 foot wide by 30 foot deep landscaped rear garden offering Indian sandstone patio with raised wall leading to area laid to lawn enclosed with raised sleeper bed and flower beds with fence boundary a stunning south east facing rear garden that would enjoy the sun throughout the day. Step leading up to the rear patio doors leading to the main reception area.

### Front

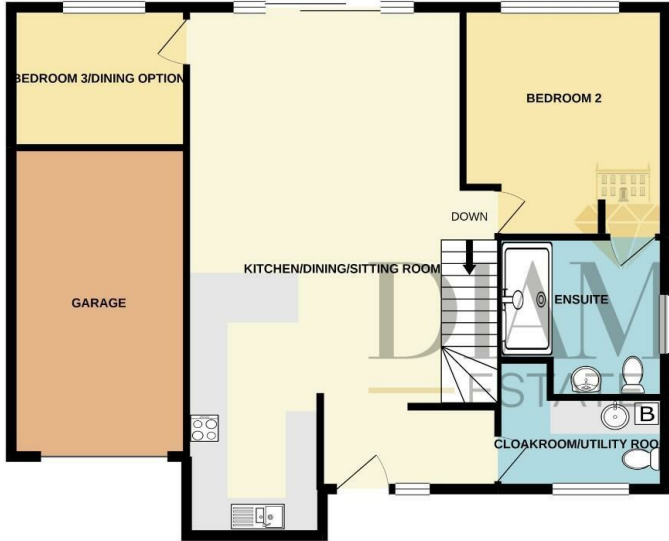
To the front there is a large dual entrance block paved drive offering off road parking for numerous vehicles with second entrance leads to the garage and first entrance offers a shared drive with block paving and a feature brick wall boundary with flower bed, shrubbery, tree. Side gate leading to rear garden and slope leading to entrance door.

### Garage 10'2" x 17'3" (3.10m x 5.26m)

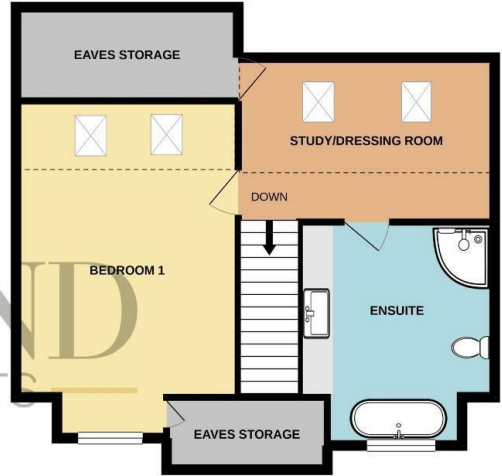
A good size garage offering light and power with an electric insulated roller door, a 7KW power supply specifically for an electric car charging point while providing space above for storage, Benefiting from a loft ladder into attic space ideal for storage offering potential to further extend into the master bedroom.

# Floor Plan

GROUND FLOOR  
979 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1591 sq.ft. (147.8 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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