



7 St Lawrence Close, Tiverton, EX16 4ED

Freehold

Asking Price £450,000

Council Tax Band - D

**** NO ONWARD CHAIN ****

Situated in the prime location of Glebelands, this lovely THREE double bedroomed detached bungalow occupies one of the best positions along with one of the largest plots within the highly sought-after area on the eastern outskirts of the town. The property benefits from double glazing and oil fired central heating and provides any buyer the potential to extend subject to planning whilst still maintaining plenty of outside space. This bungalow sits in just under 0.3 of an acre plot and is has a southerly facing private garden which is near level and a gardeners paradise whilst also giving access onto the towpath of the Grand Western Canal with its scenic walks into open countryside.

The rooms of the bungalow get plenty of natural light creating a bright and airy feel even on dull days due to the large windows overlooking the gardens whilst the sun room is a delightful place to sit and watch the variety of birds that visit the canal area.

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 highly recommended.

Entrance Hall

with uPVC double glazed front door, uPVC double glazed windows, telephone point, radiator, double cloaks cupboard and door to

Lounge 22'7" x 11'11" (6.88 x 3.63)



with stone surround to fireplace with wood burner inset, radiator, TV point, uPVC double glazed picture window to the front elevation overlooking the front garden, door to inner hall and sliding door to

Kitchen 10'11" x 9'00" (3.33m x 2.74m)



A range of white wood fronted units comprising cupboards and drawers with a rolled edge worktop over, inset earthenware one and a half bowl sink and drainer, inset 4 ring electric hob with recirculating hood over, space and plumbing for dishwasher and built in concealed larder fridge. Tall larder style cupboard with mid level oven housing unit with built in electric oven and microwave. Matching range of wall cupboards and wide archway to

Garden / Dining Room 11'00" x 8'7" (3.35m x 2.62m)



with uPVC double glazed picture windows onto garden with built in window seat which is ideal for sitting and enjoying the birds visiting the garden, uPVC double glazed door to rear and half glazed door to

Rear Lobby/Utility Area

with uPVC double glazed door to rear, plumbing for washing machine, door to garage and door to

Cloakroom

with high level WC.

Inner Hall

with access hatch to roof space, double airing cupboard with hot water tank and shelving. Doors to

Bedroom 1 15'10" x 11'10" (4.83 x 3.61)



with uPVC double glazed picture window to the front elevation, radiator, telephone point and TV connection

Bedroom 2 9'9" to wardrobes x 10'10" (2.97 (2.96) to wardrobes x 3.30 (3.29))



with open fronted wardrobes with cupboards over, uPVC double glazed window to the rear elevation, radiator and TV connection.

Bedroom 3



with radiator, uPVC double glazed sliding patio doors to rear patio.

Bathroom

fitted with a white suite comprising panelled bath with Mira mains thermostatic controlled shower over, pedestal washbasin, low level WC, tiled splashbacks, radiator and uPVC obscure double glazed window.

Outside



The property is approached from the driveway via a paved path leading to the front door. From the front of the property the private southerly facing garden is entered via double metal gates to a gravel path leading around the property. The near level garden is mainly laid to lawn with a range of flowerbeds housing a profusion and plants and shrubs. The rear patio area is ideal for entertaining and enjoying the summer sun until late in the day. The garden provides privacy due to the variety of bushes and trees surrounding the edge of the garden. A gate from the garden gives access directly on to the towpath of the Grand Western Canal. A lovely feature in the garden is the recently installed summer house which is perfect for enjoying the sunshine when the days are a bit cooler.

Garage 18'1" x 9'11" (5.52m x 3.03m)

With lighting and electric up and over door.

Council Tax Band

Mid Devon District Council Band D

what3words

card.white.adopt

Floor Plan

GROUND FLOOR

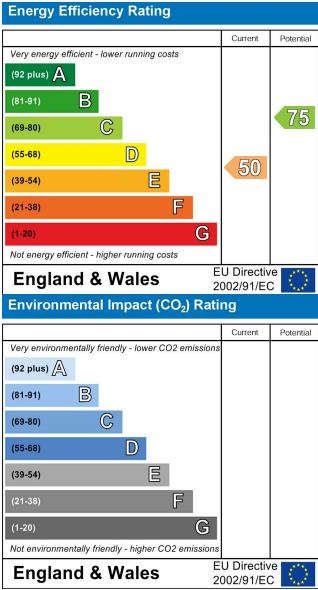


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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