



8 Blackthorn Avenue, Tiverton, EX16 6TY

Price £495,000

A unique opportunity to purchase this beautifully presented FOUR DOUBLE bedroomed, TWO ENSUITE family home which was built by Devonshire Homes to their sought after 'Westminster' design offering superb accommodation throughout and situated in the highly desirable Moorhayes Park area and one of the largest designs available. The property comprises of an entrance hall, lovely sitting room with sliding doors leading into the large conservatory with double doors leading to the garden, recently refurbished kitchen, separate dining room, utility room, study/playroom/bedroom five option, ground floor cloakroom whilst upstairs there are four double bedrooms all benefiting from built in wardrobe cupboards, en-suite shower room to master bedroom suite and en-suite bathroom to second bedroom plus family bathroom.

The double garage benefits from electric up and over doors with parking for 2 cars in front on the recently laid driveway. The westerly facing rear garden is fully enclosed and private with a lovely patio area which is ideal for entertaining and enjoying the sunshine until the very end of the day. A secluded side garden has the added benefits of a wooden storage shed.

The property is located within close proximity to local amenities including a Tesco Express, community centre, children's nursery, Two Moors Primary School & Tiverton High School and the leisure centre, all within a short walk or drive. Easy access is afforded to the North Devon Link Road providing access to the North Coast and Junction 27 of the M5 Motorway some 7 miles away. The town centre itself is within about one and a half miles with a regular daily bus service stopping closeby.

This lovely family home is highly recommended by the agent and an early viewing is highly advisable to avoid disappointment of missing out.

Entrance porch

Upon approaching the property you are greeted with the entrance porch with sliding door and matching side window. A handy tap for washing the cars. Door into

Entrance Hall

This naturally light and airy hallway benefits from a half landing window, stairs to first floor landing, underfloor heating, coved ceiling, smoke alarm, under stairs storage cupboard, telephone point and doors off to

Cloakroom

Recently refitted with a modern white suite comprising of concealed cistern low-level WC and vanity wash basin with storage under and underfloor heating. Obscure glazed window to the front elevation

Living Room 18'4" x 12'2" (5.59m x 3.71m)



This room benefits from the afternoon sun and has a coal effect gas fire with a period style fireplace set in a marble hearth. Coved ceiling, underfloor heating, TV point, telephone point, wall lights, sliding doors leading into the conservatory and double doors through to

Dining Room 13'3" x 10'6" plus bay window (4.04m x 3.20m plus bay window)



This lovely room has a bay window to the front elevation overlooking the front garden and can fit a 6-8 seater table. Underfloor heating.

Conservatory 15'3" x 10'6" (4.65m x 3.20m)



This conservatory is the ideal place to sit and enjoy the garden and birds or as an extra entertaining area. Part brick and uPVC double glazed construction, power points, lighting with colonial style fan, double doors lead out on to the patio.

Study 11'2" x 7'10" (3.40m x 2.39m)

With a bay window overlooking the front garden. Telephone and TV points. Underfloor heating.

Kitchen/Breakfast Room 11'4" x 12'4" (3.45m x 3.76m)



Window to the rear elevation overlooking the rear garden. This recently refreshed kitchen has a range of base units comprising of cupboards and drawers with worktop over and space for dishwasher. Inset one a quarter sink with mixer tap, electric halogen hob with extractor over, Bosch double oven and grill. Matching wall mounted cupboards with under cupboard lighting, tiled splash backs and underfloor heating.. Telephone point. Door way leading through to

Utility Room 7'3" x 11'2" (2.21m x 3.40m)

Courtesy door leading to the rear elevation with matching side window. A range of units comprising of cupboards with rolled edge worktop over. Inset single drainer sink with mixer tap, spaces for washing machine, fridge and freezer. Tiled splash back's and flooring. Wall mounted display cabinets, underfloor heating, gas boiler and door into garage

First Floor Landing

Hatch to roof space with loft ladder and partly boarded. Airing cupboard and doors off to:

Master bedroom 14'9" x 13'5" (4.50m x 4.09m)



A range of built in wardrobes along one wall with hanging rails and shelving, storage into eaves, built-in shelving/bookcase, TV and telephone points, twin radiators, window to the front elevation with roof top views. Door into

En-Suite Shower Room



Having been recently refitted with a modern shower suite comprising of a walk-in shower with thermostatic mains shower, low-level WC and pedestal wash basin. Tiled splashbacks, extractor fan, wood effect flooring, radiator, heated towel rail, shaver point and obscure glazed window to the rear elevation.

Bedroom Two 14'11" x 8'10" (4.55m x 2.69m)

Feature bay window to the front elevation, triple built in wardrobe, radiator, TV and telephone points. Door into

En-Suite Bathroom



Comprising paneled bath in fully tiled surround with mains hot water shower over, low level WC, pedestal wash hand basin in tiled surround, radiator, shaver point and extractor fan. Obscure glazed window to the front elevation.

Bedroom Three 10'0" x 9'1" (3.05m x 2.77m)



Built in wardrobe with hanging rail and shelving, radiator. TV point. Window to the rear elevation overlooking the rear garden.

Bedroom Four 10'4" x 7'10" (3.15m x 2.39m)



The rear westerly facing garden has a lovely large patio area which is ideal for entertaining and enjoying the sunshine until the end of the day. The remainder of the garden is laid to lawn with a summerhouse and flower beds with a variety of plants and shrubs. The garden is enclosed by fencing, wall and Devon hedge. A secluded side garden has a wooden storage shed

Telephone point, built in wardrobe with hanging rail and shelving. TV point. Radiator and glazed window to the rear elevation overlooking the rear garden.

Family Bathroom



Obscure glazed window to the front elevation. A modern white suite comprising of paneled bath with Victorian style mixer tap and shower attachment and shower screen. Low-level WC, pedestal wash basin with tiled splashbacks, extractor fan, radiator, shaver point and wood effect laminate flooring

Front Garden

Neat level garden laid mainly to lawn with flower beds and borders, path to rear, security lighting.

The front garden is mainly laid to lawn with a profusion of trees and shrubs providing some privacy to the front along with be a haven for birds. A paved path leads from the recently resurfaced driveway to the front door. The driveway has parking for TWO cars and a side path with gate leads to the rear of the property.

Double Garage

With twin electric up and over doors, electric power and light and fitted with a range of built in shelf units and work surface, obscure glazed window to the rear elevation and door to utility.

Rear Garden

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

