



Bramble End , Tiverton, EX16 7JW

Freehold

Price £525,000

Council Tax Band - E

STUNNING LOCATION WITH COUNTRYSIDE VIEWS! - Must be viewed this impressively spacious FOUR bedroom detached family home has been improved through the years with new kitchen and bathrooms and conservatory to make it a welcoming and warm family home that is inviting from the moment you step inside.

The accommodation comprises of an entrance porch leading to the entrance door with large L-shaped entrance hall leading to all rooms, cloakroom, modern fitted Magnum kitchen with quartz worktops and large breakfast island leading to a utility room, dining room with French doors to the conservatory, dual aspect sitting room with feature fire place and French doors leading to the stunning conservatory that offers far reaching countryside views with a delightful south west facing mature rear garden.

Upstairs the spacious accommodation continues to impress with a light and airy landing space with airing cupboard and large master bedroom with built in wardrobes and en-suite shower room, large bedroom two and bedrooms three and four a good size size single bedrooms, the family bathroom/shower room has been improved in recent years to offer a bath and shower cubicle.

Bramble End is situated in a tucked away position in the village of Burescombe on the Somerset Devon border. The village benefits from a village hall, church and primary school which feeds into the sought after Uffculme Secondary School. For the keen walker or fisherman, the nearby Grand Western Canal provides a peaceful haven with numerous walks and outdoor pursuits. The village is approximately 11 miles from Tiverton and 3 miles from Junction 27 of the M5 with Tiverton Parkway less than 4 miles distant providing swift national rail access. Taunton and Exeter are within a 25 – 30 minute drive via the M5 motorway too.

Entrance Hall



A large welcoming open space fitted with composite wooden flooring, radiator, coving, balustrade stairwell leading to first floor landing and doors leading through to

Kitchen/Breakfast Room 11'9" x 11'2" (3.58m x 3.40m)



A delightfully re-fitted Magnet kitchen/breakfast room installed in 2019, Offering quartz worktops with a built in single drainer sink unit with mixer tap and matching up turn, wide range of cupboards and drawers under with integrated dishwasher, double oven, four ring electric hob with cooker hood above and glass splash back, matching eye level cupboards with extractor fan and under lighting, further breakfast island ideal for two stalls under with a range of cupboards and drawers, space for fridge/freezer, tiled flooring, uPVC double glazed window to rear aspect and door leading through to.

Utility Room 6'1" x 7'4" (1.85m x 2.24m)

Fitted with a matching kitchen worktop and a stainless steel sink unit with mixer tap with storage cupboard under, space and plumbing for washing machine and tumble dryer under with tiled splash backs and matching eye level cupboard, consumer unit with extractor fan and uPVC double glazed door leading to side aspect with tiled flooring.

Dining Room 9'2" x 11'9" (2.79m x 3.58m)



A good size room offering composite wooden flooring with coving, radiator and large uPVC double glazed French doors leading out to the conservatory.

Sitting Room 11'7" x 23'4" maximum into square bay window (3.53m x 7.11m maximum into square bay window)



A delightfully light and airy room offering plenty of space for large items of furniture with feature fire place with stone hearth and mantle, composite wooden flooring, radiator, telephone point, coving, t.v. point with uPVC double glazed French doors leading to the conservatory and square bay window to front aspect overlooking the drive.

Conservatory 19'1" x 12'10" (5.82m x 3.91m)



A large additional room built in 2011 and offering a recently converted traditional roof installed in 2018 with uPVC double glazed windows and French doors leading out to the rear garden with tiled under floor heating offering wonderful far reaching countryside views.

Cloakroom 6'1" x 3'1" (1.85m x 0.94m)



A White suite comprising of a low-level w.c. , wash hand basin with mixer tap, tiled splash backs with obscure uPVC double glazed window to side aspect, inspection hatch, extractor fan, radiator and composite wooden flooring.

First Floor Landing



A light open space offering a spindle balustrade stairwell with uPVC double glazed window to front aspect, radiator, large airing cupboard housing hot water cylinder, loft hatch leading to attic space, with doors leading through to.

Bedroom One 10'7" x 13'1" (3.23m x 3.99m)



A double bedroom offering a triple built in mirror fronted wardrobe, radiator, uPVC double glazed window to rear aspect overlooking the wonderful countryside views and door leading through to.

En-Suite Shower Room 3'10" x 8'6" (1.17m x 2.59m)



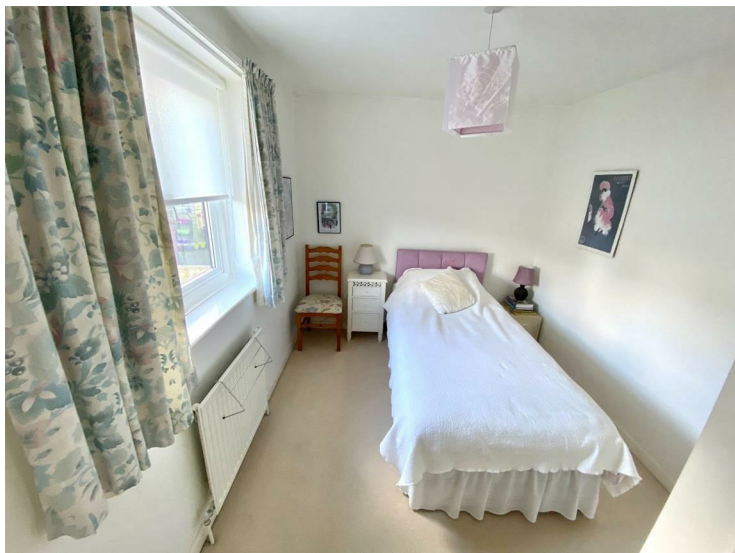
A delightful re-fitted en-suite room installed in 2014 offering a double shower cubicle with sliding glass doors with mains shower, close coupled low-level w.c., wash hand basin with mixer tap set on a vanity storage units with work surface and tiled splash backs, radiator and uPVC double glazed window to side aspect enjoying wonderful countryside views.

Bedroom Two 11'3" x 11'8" (3.43m x 3.56m)



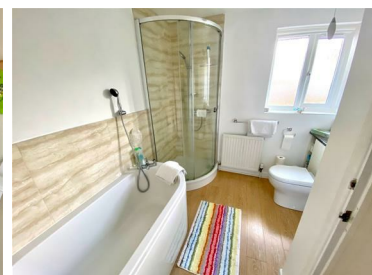
A double bedroom offering radiator, uPVC double glazed window to rear aspect overlooking wonderful countryside views to the rear.

Bedroom Three 11'8" x 8'2" (3.56m x 2.49m)



A good size single bedroom fitted with a radiator and uPVC double glazed window to front aspect overlooking the drive.

Bedroom Four 7'2" x 11'6" maximum (2.18m x 3.51m maximum)



A single bedroom fitted with a radiator and uPVC double glazed window to rear aspect overlooking wonderful countryside views.

Family Bathroom 7'8" x 8'6" (2.34m x 2.59m)

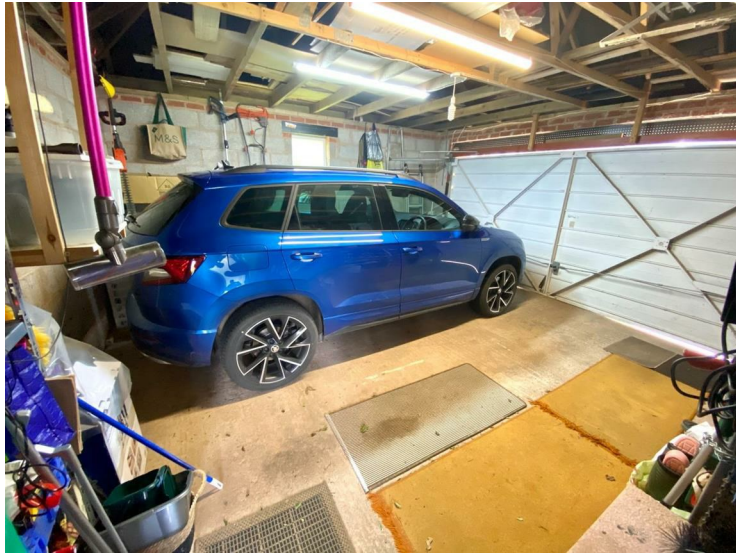
A stunning family bathroom re-fitted in 2014 offering a delightful white suite comprising of a luxury paneled bath with mixer tap, curved shower screen with mains shower, hidden cistern low-level w.c. with wash hand basin and mixer tap set on a vanity storage unit with work surface and eyelevel cupboard, radiator and obscure uPVC double glazed window to front aspect with extractor fan and inset spotlighting.

Rear Garden



A stunning south west facing rear garden measuring approximately 50ft in depth mainly laid to lawn with large patio area ideal for entertaining with further areas offering a wide range of flowers shrubs and trees with boundary hedge benefitting from wonderful far reaching countryside views to the rear with further areas and pathways leading to the side garden area of the property with further shed and insulated hobby shed with electric socket, enclosed boundary fencing recently installed.

Double Garage 16'10" x 17'1" (5.13m x 5.21m)



Offering an up and over door with obscure uPVC double glazed window to side aspect and door leading to side garden with oil fired boiler.

Side Garden

There is a large area laid with patio paving and door leading to garage and oil tank with gate leading to front area with further lawn area, leading to the drive for off road parking for a number of vehicles.

Front Garden

To the front there is a drive for off-road parking for 2 to 3 cars offering garage with up and over door and side path leading to the rear garden with boundary hedging and wall with eye catching double gated entrance front.

Agents Note and property information.

The property was built in 1997.

Conservatory Built in 2011 and roof replaced with a traditional roof in 2018 - the double glazed sealed units windows will all be replaced on the 23rd March 2022.

new Bathroom and En-suite shower room installed 2014
Kitchen was installed in 2019 by Magnum

The property is supplied with Oil and tank installed when the property was built in 1997.

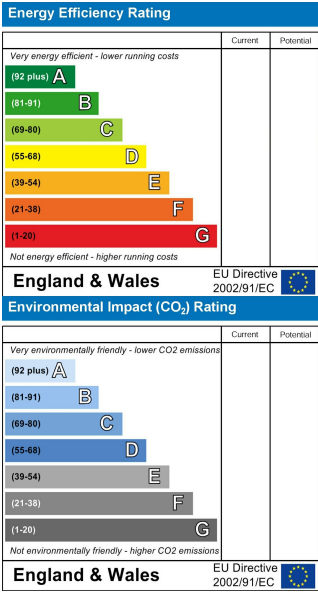
Floor Plan



Area Map



Energy Efficiency Graph



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