



3 Pine Close, Tiverton, EX16 5BY

Price £400,000

SEE VIDEO TOUR! FIVE BEDROOM DETACHED FAMILY HOME ON A LARGE PLOT!

Pine Close is a highly desirable location situated on the western outskirts of Tiverton town centre. This FIVE bedroomed detached family home has been in the current family for over 40 years. The property offers spacious accommodation and has been extended over the garage to provide ample and well laid out accommodation throughout.

Canopy Entrance Porch

Entrance Hall 14'7" x 5'10" (4.45m x 1.78m)

A spacious area with stairs leading to first floor with airing cupboard under, radiator and doors leading leading to

Sitting Room 27'8" 11'10" (8.43m 3.61m)



A bright and airy triple aspect room with uPVC double glazed windows to front side and rear aspect with door leading to the rear garden, two radiators, t.v. and telephone point, coving, gas fire with marble hearth and wood surround mantle and door leading to.

Dining Room 13'4" x 10'10" (4.06m x 3.30m)



A seperate dining room with door leading to the sitting room, kitchen and entrance hall, uPVC double glazed window to rear aspect, coving and radiator.

Kitchen 13'6" x 9'4" (4.11m x 2.84m)



A modern fitted kitchen comprising a roll top work surface with a matching upturn and range of cupboards and drawers under, built in double oven with a four ring electric hob with a stainless steel chimney style cooker hood over and matching eye level cupboards, stunning splash back

walls over work surface, uPVC double glazed window to rear aspect with door to side aspect, pull out larder cupboard, space for fridge/freezer, plumbing and space for washing machine and dishwasher, laminate flooring, radiator and inset spot lighting.

Cloakroom 7'6" x 4'6" (2.29m x 1.37m)

An excellent addition offering an obscure uPVC double glazed window to rear aspect, low level w.c., pedestal wash hand basin with tiled splash back and radiator.

Landing

A large landing space with doors leading to all bedrooms and bathroom, loft hatch leading to attic space, window to bedroom and large storage cupboards with sliding doors and separate storage cupboard.

Bedroom One 13'9" x 12' maximum (4.19m x 3.66m maximum)



A large double bedroom with double door built in wardrobe cupboard, radiator, and uPVC double glazed window to front aspect.

Bedroom Two 11'2" x 12' maximum (3.40m x 3.66m maximum)



A large double bedroom with double door built in wardrobe cupboard, radiator, and uPVC double glazed window to rear aspect.

Bedroom Three 15'5" x 9'4" maximum (4.70m x 2.84m maximum)



A good size bedroom with radiator, window to side over stairs and uPVC double glazed window to front aspect.

Bedroom Four 12'0" x 9'3" maximum (3.66m x 2.84m maximum)



A good size bedroom with radiator and uPVC double glazed window to rear aspect.

Bedroom Five 10'9" x 7'6" maximum (3.28m x 2.29m maximum)



A good size bedroom with radiator and uPVC double glazed window to front aspect.

Family Bathroom 10'10" x 8' (3.30m x 2.44m)



A generous sized bathroom currently fitted with a five piece suite comprising a panelled bath, shower cubicle with mains shower, low level w.c., pedestal wash hand basin, bidet, tiled walls, radiator and obscure double glazed windows to rear aspect.

Garage 17'10" x 10' (5.44m x 3.05m)

A good size garage with wall mounted boiler, up and over door to front and uPVC double glazed door to side aspect.

Front Garden

To the front the garden offers two large drives for ample off road parking enclosed with a wide range of shrubs and plants and area laid to lawn leading towards the rear garden area.

Rear Garden



Outside, the property offers a large garage and two drives for numerous vehicles providing ample off road parking. The large basement offers excellent storage facilities while the the property benefits from gas central heating and double glazed windows and doors throughout. The delightful grounds offer an array of shrubs and plants and mature trees. It would suite a keen gardener to open up the large plot to make this family home a stand out property in the area and a wonderful family home.

Basement

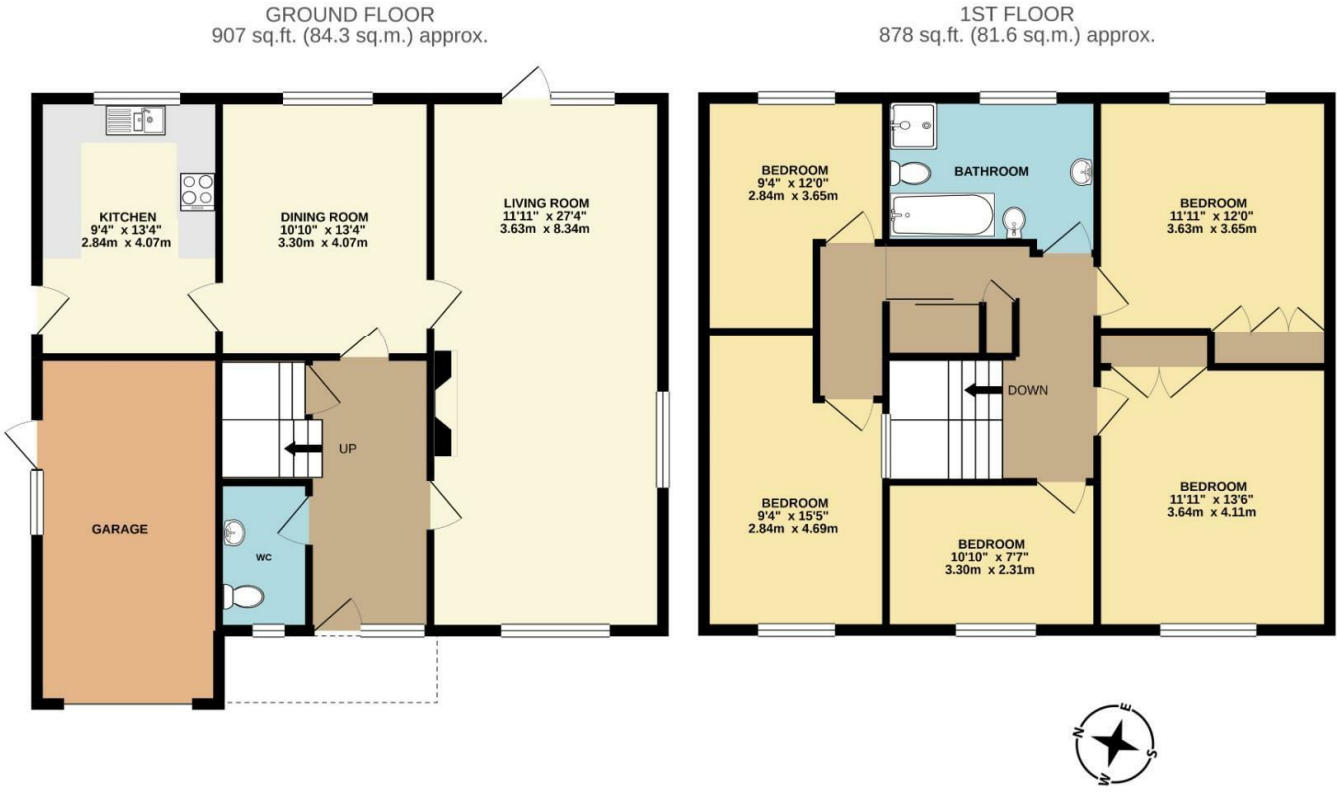
Below the main accommodation there is an impressive space that is ideal for storage and hobby area with limited head room.

Agents Note

The property is in need of some redecoration and some improvement but would make a fantastic family home due to its locality to the town centre with local shops and popular schools situated nearby. The property measures approx 1785 sq ft situated on a 0.2 acre corner plot and comprises a large entrance hall, triple aspect sitting room, separate dining room, modern fitted kitchen, ground floor cloakroom and airing cupboard. The first floor offers good size bedrooms all mainly being double throughout, plenty of storage cupboards and a family bathroom that currently has a five piece suite.

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.

Floor Plan



Area Map



Energy Efficiency Graph

