

7 Charter Close, Tiverton, EX16 5AW
Freehold
Price £380,000
Council Tax Band - C

STUNNING EXTENDED THREE BEDROOM DETACHED BUNGALOW! - Presented to a high standard this wonderful THREE bedroom detached bungalow is situated at the end of an unoverlooked elevated cul-de-sac position with delightful views across Tiverton and beyond.

The family home has been extended to the side with a stunning extension offering well apportioned accommodation throughout comprising of a canopy entrance porch leading to a long entrance hall, sitting room with fire place leading to a modern kitchen with integrated appliances with views over the rear garden which is open plan through to the large extension which provides a wonderful open plan feel currently utilised as a dining area and gym space but would also work well as a play area or office space. The three double bedrooms all provide ample space. The main bedroom is open through to a dressing room area and delightful luxury en-suite with matching family bathroom.

Outside, the rear garden is landscaped to enjoy tranquil evenings with the sound of water flowing and a summer house offering the opportunity to extend your evening or to provide daytime relaxation.

The picturesque front garden provides off road parking for numerous vehicles and a garage which is now used as a large store.

Located approximately three quarters of a mile from Tiverton town centre, the market town boasts a wide range of amenities including many independent shops, banks, building societies, public and state schooling with Heathcoat primary school situated only a few minutes drive away. There is a sports centre and new leisure facilities, superstores and an A&E hospital. Junction 27 of the M5 motorway is approximately 7 miles away providing access to Parkway mainline Station linking to London Paddington with the M5 leading to Exeter airport.

Canopy Entrance Porch

Composite Glazed front door to :-

Entrance Hall 21'7" x 3'9" (6.58m x 1.14m)

A long entrance hall that runs through the middle of the accommodation with telephone point, radiator, loft hatch leading to attic space and vinyl strip flooring.

Sitting Room 15'1" x 10'2" (4.60m x 3.10m)



A well presented reception room offering an electric fire place, t.v. and telephone points, radiator, uPVC double glazed window to front aspect.

Kitchen Area 10'8" x 8'4" (3.25m x 2.54m)



Fitted with a modern range comprising a square edge work top offering a one and half bowl sink unit with mixer tap over and a wide range of cupboards and drawers under with integrated appliances including a washing machine and dishwasher and a built in single oven with a four ring electric hob with a stainless steel chimney style cooker hood above benefitting with matching eye level cupboards, inset spot lighting and uPVC double glazed windows to rear aspect opening through to

Dining/Office/Play Area 18'5" x 7'3" (5.61m x 2.21m)



Forming part of the extension that is now used as a dining room/gym area offering dual aspect views to front and rear with door leading out to side aspect benefitting from two velux windows to front and rear that allows light into a high ceiling room with two large radiators, ideal for entertaining or playroom area for children.

Bedroom One 13'4" x 9'5" maximum (4.06m x 2.87m maximum)



A good size double bedroom that offers a large uPVC double glazed window to rear aspect over looking the landscaped rear garden with radiator, opening through to

Dressing Room 7'5" x 8'4" (2.26m x 2.54m)



An excellent addition currently offering a wide range of free standing wardrobes with inset spot lighting and door leading to

En-Suite Shower Room 5'9" x 7'7" (1.75m x 2.31m)



A wonderful addition offering a tile enclosed luxury white suite double shower cubicle with mains shower over and glass screen panels with inset spot lighting over, hidden cistern low level w.c. built into a vanity storage unit with inset wash hand basin and mixer tap, chrome towel radiator and tiled splashbacks with tiled flooring and opaque uPVC double glazed window to side aspect.

Bedroom Two 11'9" x 9'6" (3.58m x 2.90m)



A double bedroom currently used as a lounge room with radiator, t.v. point, radiator and uPVC double glazed window to side aspect.

Bedroom Three 11'9" x 9'6" (3.58m x 2.90m)



A double bedroom offering a radiator and uPVC double glazed window to front aspect.

Family Bathroom 6'9" x 6'6" (2.06m x 1.98m)



A luxury white suite comprising a panelled bath with shower screen and mixer tap and mains shower over finished with a rain head over, hidden cistern low level w.c., built into a vanity storage unit with wash hand basin and mixer tap over, chrome towel radiator, panelled walls with mirror light, large storage cupboard with further shelving and vinyl strip flooring with opaque uPVC double glazed window to rear aspect.

Front Garden



To the front there is an attractive front garden providing kerb appeal with area laid to lawn enclosed with a flower bed providing a range of plants and shrubs. The property benefits from two large drives providing off road parking for numerous vehicles leading to the front door and drive leading to the garage while providing a pathway leading to the side of the property to the rear garden and side door into the kitchen area.

Garage/Storage 7'11" x 6'3" maximum (2.42m x 1.91m maximum)

To the side of the property that large garage has now been divided to utilise space for a dressing room off bedroom one with the remainder of the garage now used as an ideal storage with an electric roller door providing light and power.

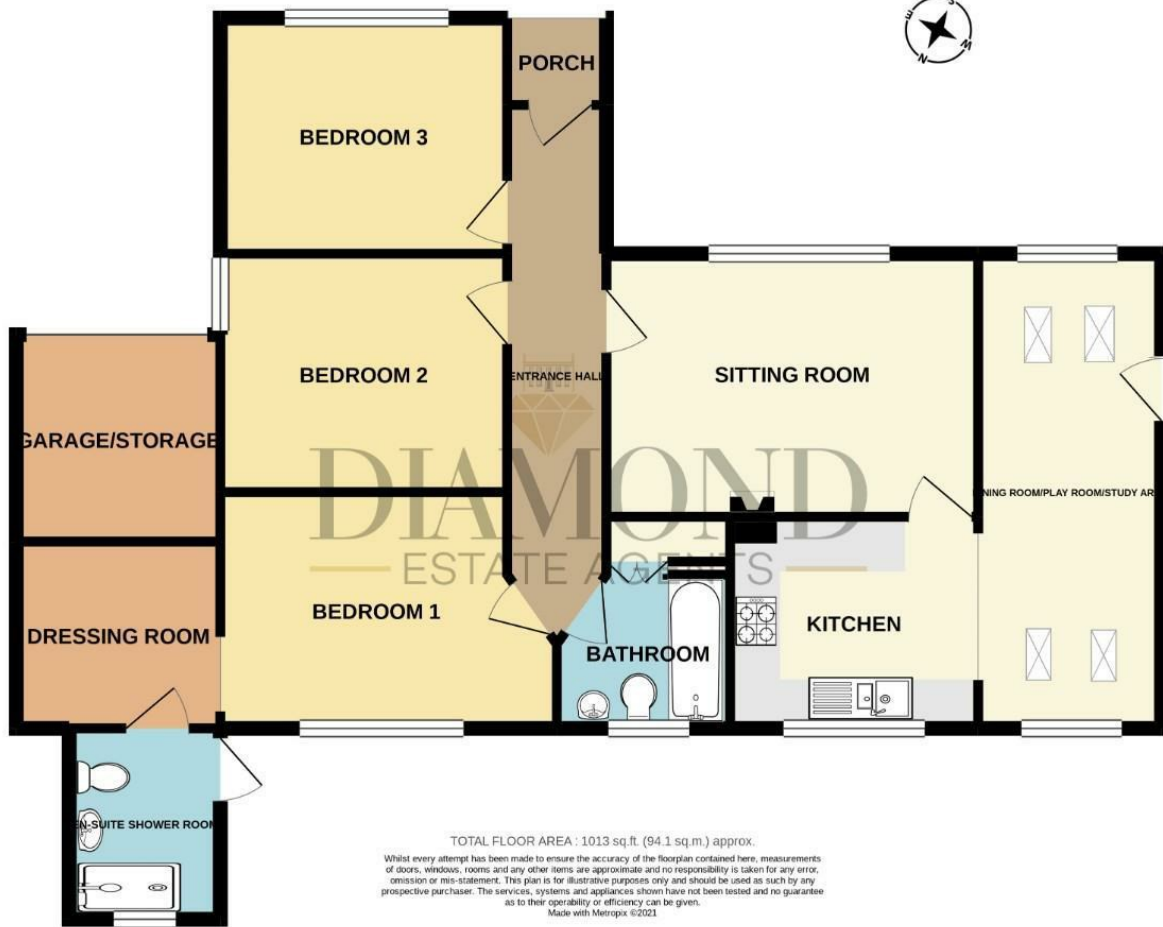
Rear Garden



To the rear the westerly facing landscaped garden is presented on two levels cleverly stepped with a large decked area leading to a sun trap seating area with path and bridge over a picturesque fish pond leading to a further area that offers a large timber framed summer house to enjoy the pleasant evenings with the sound of the fish pond pouring. The remainder of the area is landscaped with pation pathway areas and shingle slate stone and shingle pea stone complimented with a wide range of flowers and shrubs in the un-over looked rear garden.

Floor Plan

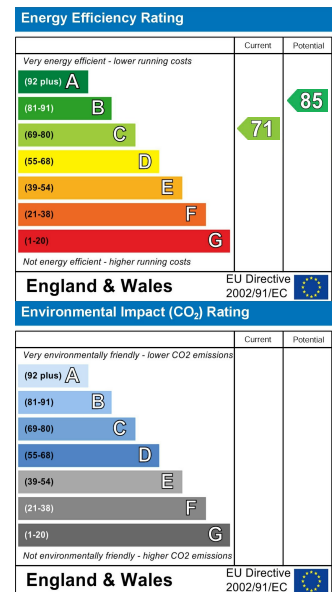
GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



Area Map



Energy Efficiency Graph



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