



Jasmine Close, Tiverton, EX16 6UB

welcome to

Jasmine Close, Tiverton

Located in a cul de sac position you will find this three-bedroom detached home. The property benefits from a lounge, separate kitchen & dining room. Light and airy conservatory, cloakroom and family bathroom. Externally there are front & rear gardens, garage & off road parking. NO ONWARD CHAIN.

GUIDE PRICE £325,000. This three bedroom detached home is located in a cul de sac position within the popular Lowman Park area on the Moorhayes development. On entering the property you are greeted by a spacious hallway with doors to all rooms and stairs rising to the first floor. The dining room is front facing and is lovely and light with a bay window. The kitchen is rear facing and could benefit from modernising. The Lounge enjoys views over the rear garden. Completing the ground floor is a cloakroom and a large conservatory. On the first floor are three bedrooms all of which are a generous size. Completing the internal accommodation is a modern shower room. Externally there are front & rear gardens. The rear garden is spacious and fully enclosed mainly laid to lawn with a patio and stone area. The property further benefits from off road parking and a garage with power and light. If you like what you see, contact Fox and Sons to arrange an internal viewing.

Entrance Hall

Doors to all rooms. Stairs to first floor, radiator.

Cloakroom

Double glazed window to side. Wash hand basin, WC, partially tiled, radiator.

Kitchen

8' 1" x 9' 7" (2.46m x 2.92m)

Doors to conservatory. The kitchen is equipped with a range of wall and base units with worktop over and partially tiled. One bowl stainless steel sink, induction hob, oven and extractor hood. Space for under counter fridge/ freezer. Understairs cupboard.

Dining Room

9' 9" Max x 10' 1" Max (2.97m Max x 3.07m Max)

Double glazed bay window to front. Radiator.

Lounge

13' 9" Max x 9' 9" Max (4.19m Max x 2.97m Max)

Double glazed sliding doors to conservatory. Gas fire, radiator and TV point.





Conservatory

17' 7" x 9' 4" (5.36m x 2.84m)
Double glazed throughout and patio doors to side.
Power and light.

Landing

Doors to all rooms. Double glazed window to side.
Loft hatch and airing cupboard.

Bedroom One

11' x 8' 3" Plus door recess (3.35m x 2.51m Plus door recess)
Double glazed window to rear. Built in wardrobe, radiator.

Bedroom Two

9' 10" x 9' 1" (3.00m x 2.77m)
Double glazed window to front. Built in wardrobe, radiator.

Bedroom Three

9' 9" x 7' 8" (2.97m x 2.34m)
Double glazed window to rear. Built in wardrobe, radiator.

Shower Room

Double glazed window to front. Double shower, WC, wash hand basin with cabinet, heated towel rail, extractor fan, shaver point. Fully aquaboarded.



Front Garden

The front garden is laid to lawn with a patio path to front door and stone area.

Rear Garden

The rear enclosed garden is mainly laid to lawn with hedging and shrubs, patio and stone area. Access to garage, side access via gate. Outside shed.

Off Road Parking Garage

8' 7" x 17' 1" (2.62m x 5.21m)
Up and over door. Light and power. Wall hung boiler, water tap, plumbing for washing machine.

Location

Situated within the popular Moorhayes park area within close proximity to Tesco Express, daycare nursery and Moorhayes community centre. Local primary and secondary schools are also in close proximity. Tiverton is a thriving market town with an excellent range of educational facilities and shops. Tiverton has good road links with easy access to Junction 27 off the M5 motorway and adjacent mainline station (Paddington in about two hours).

Office Hours

Monday - Friday 9am- 5:30pm
Saturday- 9am- 2pm
Sundays - Closed

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Jasmine Close, Tiverton

- Detached Three Bedroom Home
- Kitchen
- Lounge & Seperate Dining Room
- Off Road Parking
- NO ONWARD CHAIN

Tenure: Freehold

EPC Rating: C

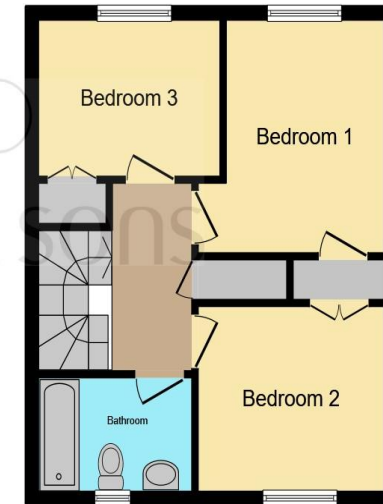
Council Tax Band: D

guide price

£325,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
TVT105841 - 0007

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