



Chilcott Close, Tiverton, EX16 4EZ

welcome to

Chilcott Close, Tiverton

A super semi detached three bedroom bungalow with direct access onto the canal towpath, offering beautiful walks literally on the doorstep. The accommodation comprises of three bedrooms and a family bathroom. Lounge with log burner, fitted kitchen, utility room and cloakroom. Off road parking.

BOOK to view this fantastic extended three-bedroom semi-detached bungalow. Located in a cul de sac, this property enjoys front and rear gardens with the added benefit of a garden gate opening directly onto the canal towpath, offering beautiful walks literally on the doorstep.

The accommodation comprises three bedrooms, a lounge featuring a log-burning stove which is open to the kitchen/diner. This flows to a fitted kitchen space for a dining table, a separate utility room and cloakroom. A family bathroom completes the internal layout.

Externally, the property benefits from off road parking and gardens to both the front and rear, with the rear garden offering a peaceful outlook and direct access to the canal.

Conveniently located approximately close to the town centre, the bungalow is close to a regular bus route and well placed for local amenities, whilst also enjoying a tranquil setting and picturesque canal sidewalks.

Entrance Hall

Door opening into the hallway, with doors to all rooms.

Lounge

Wood burning stove, opening to the Kitchen/diner.

Kitchen/ Diner

Two windows to the rear, space for a dining table. Fitted kitchen, with a door to the utility room.

Utility Room

Door to the garden and cloakroom.

WC

Window to the side,



**Bedroom One**

Window to the front, with built in wardrobes.

Bedroom Two

Window to the side.

Bedroom Three

Window to the front.

Bathroom

Window to the side.

Parking

Driveway parking.

Rear Garden

The rear garden has a patio area, with five steps up to the lawn. Also has decking area and access direct onto the Canal towpath.

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.



view this property online fox-and-sons.co.uk/Property/TVT105835



welcome to

Chilcott Close, Tiverton

- Semi-Detached Bungalow
- Three Bedrooms
- Kitchen/Diner
- Garden, backs onto the Canal
- Lounge with a log burner

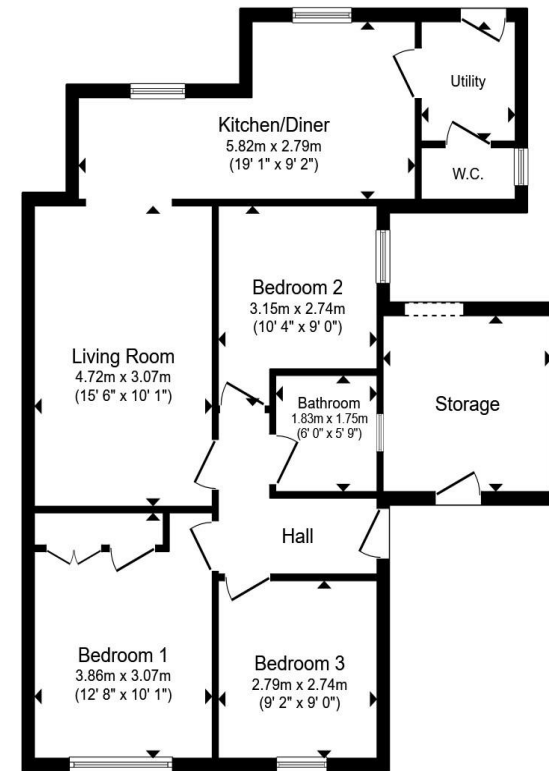
Tenure: Freehold

EPC Rating: C

Council Tax Band: B

guide price

£250,000



Total floor area 77.8 m² (837 sq.ft.) approx

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.propertybox.io

 fox & sons

view this property online fox-and-sons.co.uk/Property/TVT105835



Property Ref:

TVT105835 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk