



Magnolia Court, Tiverton, EX16 6UQ

welcome to

Magnolia Court, Tiverton

Call Fox and Sons today to arrange a viewing on this exceptionally well-presented home. In brief there are four bedrooms, a family bathroom, en-suite shower room & cloakroom. Modern kitchen and spacious lounge/ diner. Rear enclosed Garden, garage and off road parking. NO CHAIN.

Offered to the market with NO ONWARD CHAIN is this immaculately finished and thoughtfully extended four-bedroom home. On entering, you are welcomed by a hallway leading to the front-facing modern kitchen. To the rear is a spacious lounge/diner featuring patio doors that open directly onto the private, enclosed rear garden. A convenient cloakroom completes the ground floor.

Upstairs, you will find three generously sized bedrooms and a well-proportioned single bedroom. The standout is Bedroom One, an impressive space with high ceilings, filled with natural light, and benefiting from its own stylish en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.

Outside, the property continues to impress with its private rear garden and direct access to the garage. There is a driveway providing off-road parking to the side of this house. This home has been modernised and maintained by the current owners, this property is turn key ready. NO CHAIN.

Entrance Hall

Doors to all rooms. Stairs up to first floor. Radiator.

Cloakroom

Double glazed window to front. WC, wash hand basin with cabinet, heated towel rail, partially tiled, spotlights.

Kitchen

Double glazed window to front. The kitchen has a range of wall and base units with worktop over. Electric oven, extractor hood, induction hob, one and half bowl sink. Integrated dishwasher and washing machine. Space for fridge/freezer. Spotlights.

Lounge/ Diner

Double glazed patio doors to rear. Double glazed window to rear. Understairs storage, two radiators, TV point.



**Landing**

Doors to all rooms. Loft hatch. Storage cupboard.

Bedroom One

Double glazed windows to front. Double glazed velux skylight to rear. Built in wardrobes, radiator.

Ensuite

Double glazed window to rear. Electric underfloor heating. Walk in shower, WC, wash hand basin with cabinet, heated towel rail, extractor fan, partially tiled, spotlights.

Bedroom Two

Double glazed window to front. Built in wardrobes, radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Bedroom Four

Double glazed window to rear. Radiator.

Bathroom

Double glazed window to front. Bath with shower over, WC, wash hand basin with cabinet, heated towel rail, partially tiled, extractor fan, spotlights.

Front Garden

The front garden has a patio area and stone area. Outside tap and outside light.

Rear Garden

The rear enclosed garden has a patio area, astro turf, shrub area with borders around and a stone area with a bar hut. Outside power points.

Garage

Power and light. Electric door.

Driveway Parking**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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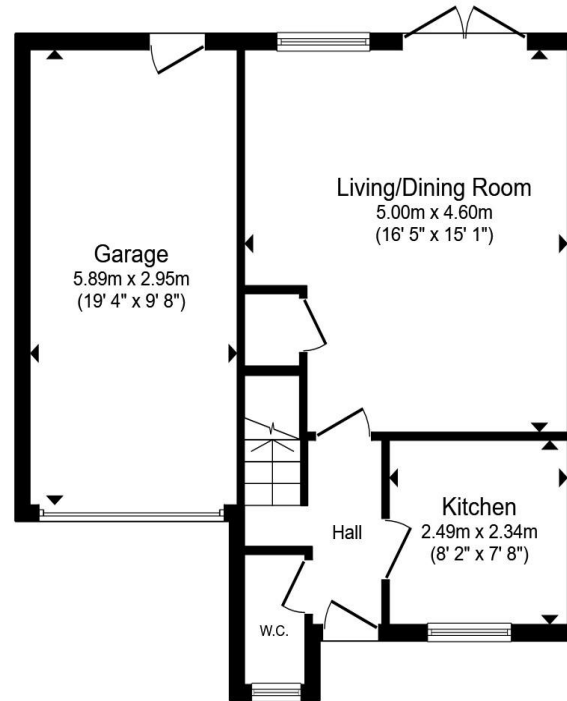
- Four Bedroom Semi Detached House
- NO ONWARD CHAIN
- Family Bathroom & Cloakroom
- Master with Ensuite Shower Room
- Garage & Off Road Parking

Tenure: Freehold

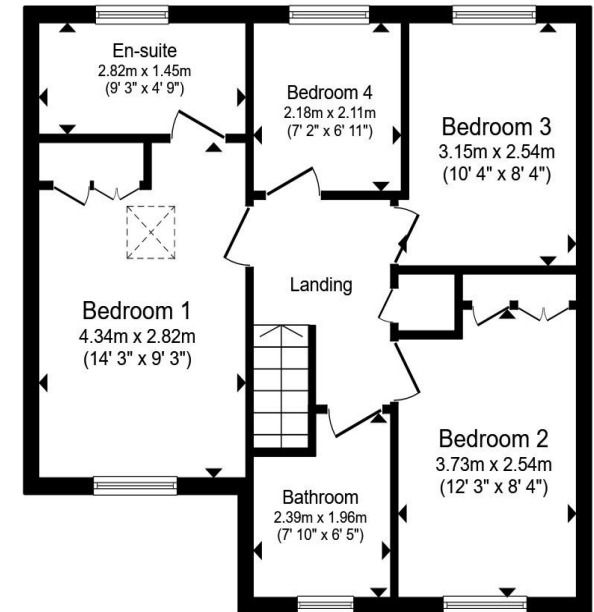
EPC Rating: C

Council Tax Band: C

£280,000



Ground Floor



First Floor

Total floor area 104.9 m² (1,129 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



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Property Ref:
TVT106217 - 0005

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.

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