

Grace Court

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Southfield Way, Tiverton, EX16 5AJ

Tiverton Town Centre 0.7 Miles | M5/(J27) Tiverton Parkway Railway Station 7.8 Miles | Exeter 14.4 Miles

An exceptional three-bedroom bungalow tucked away in the popular area of Southfield Way complete with a gated driveway and detached garage.

- Detached Bungalow
- Glorious Kitchen
- Stunning Conservatory
- Gated Driveway with Double Garage
- Council Tax Band F
- 1966SqFt of Accommodation
- Three Reception Rooms
- Conveniently Located
- Large Wrap Around Private Garden
- Freehold

Guide Price £700,000

DESCRIPTION
An exceptional three-bedroom bungalow tucked away in the popular area of Southfield Way. The property consists of a large and beautifully designed kitchen/breakfast room with a Deluxe kitchen island and a high specification finish, which opens into the dining room, alongside this is a large triple aspect sitting room overlooking the extensive gardens and pond. Adjacent to this is a bright and generous conservatory which is a real feature, providing streams of light and additional living space. There is also a spacious separate utility and w/c.

The property is sympathetically designed with the living areas positioned to the rear of the property with the bedrooms and study at the front. The main bedroom benefits from an en suite with the other two served by a family bathroom.

Outside the property is approached by a gated driveway, with ample parking, a detached double garage which has been divided into a workshop and exercise studio. With stunning gardens which are laid to lawn including an attractive pond, mature plants and shrubbery. There is also a patio area with ample seating and a hot tub.

SERVICES
Mains electricity, water, gas & drainage. Gas central heating, underfloor heating, and air conditioning in the conservatory.
Ofcom predicted broadband services – Standard, Superfast and Ultrafast broadband available.
Ofcom predicted mobile coverage: Internal - EE and Three (both variable). External - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon Council.

DIRECTIONS
What3Words: ///flip.guesswork.denim
Google Drop Pin: https://maps.app.goo.gl/Yyct5oMjgBqh6Mfx5







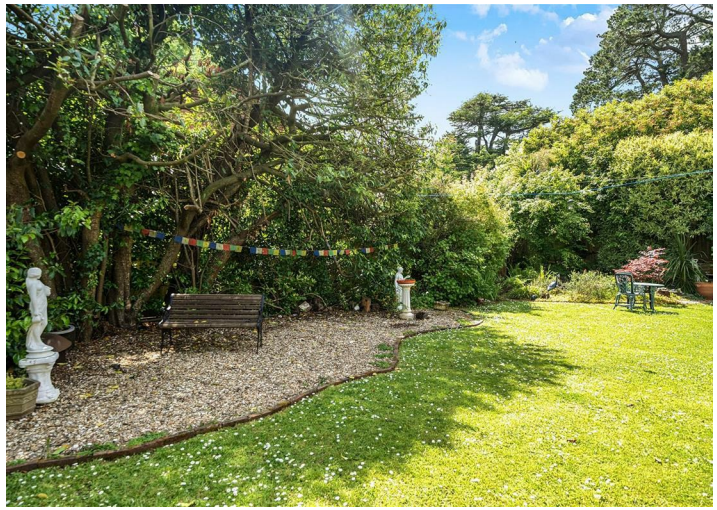






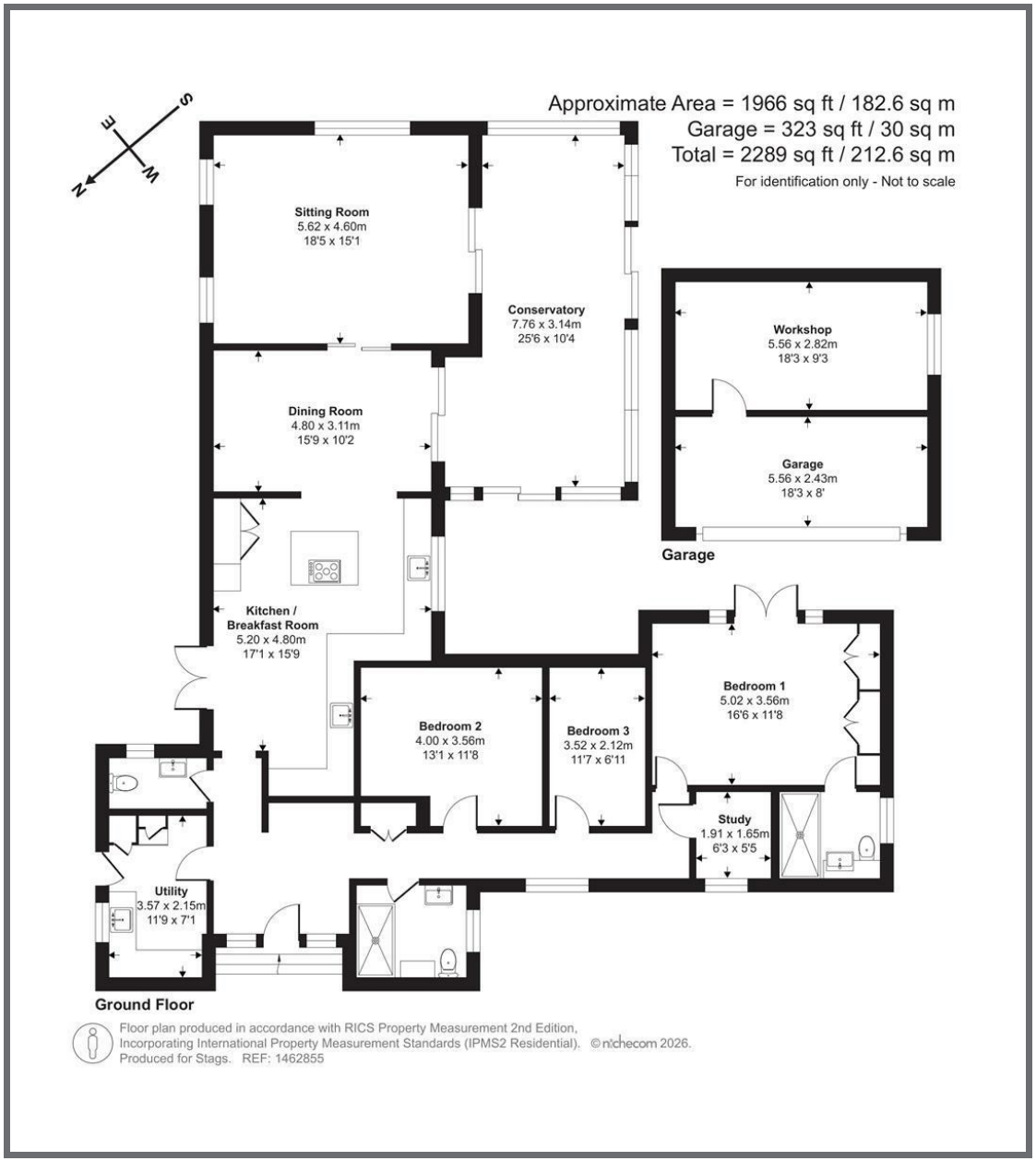




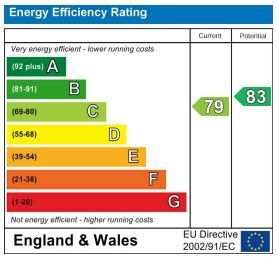


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





STAGS



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