



## Rackenford Road, Tiverton, EX16 5AF

Rackenford Road is a semi-detached, three-bedroom house with large, enclosed garden, driveway and garage. Conveniently located within walking distance of local amenities. NO ONWARD CHAIN

**Winkworth**

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## DESCRIPTION:

Rackenford Road is conveniently situated on the outskirts of Tiverton, the property benefits from far reaching views, generous drive, garden and single garage.

The property is located with easy pedestrian access to local amenities, leisure centre, supermarket, garage, hospital, and retail park. With easy access to the North Devon Link Road and the M5 and Tiverton Parkway within easy reach.

### Ground Floor: -

You enter the property via the porch and then a separate access door leads you into the kitchen, here you have a number of wooden wall and base units, Rayburn, space for a washing machine, freestanding cooker, and a handy pantry for storage. The dining room has ample space for a family size dining table and chairs, a large window facing the front aspect, keeping this room light and bright. The electric fire will ensure the room is kept warm on those chillier nights and two alcoves provide extra space for furniture or shelving. The sitting room has a large bay window facing the rear aspect, electric fire, and plenty of space for sitting room furniture. The rear door provides direct access to the garden.

### First Floor: -

The master bedroom is a good size double room with double built in wardrobes and window facing the front aspect.

Bedroom Two is another good size double room, with double built in storage and large window facing the rear aspect and views of the stunning Devon countryside.

Bedroom Three is a single bedroom with window facing the rear aspect.

The family bathroom has a bath with shower over, partially tiled walls, sink, WC. and storage cupboard.

### OUTSIDE:

Gated access leads onto the driveway with ample parking and enclosed by box hedging and low stone walling. The front garden is mainly laid to lawn with the single garage detached from the house, at the bottom of the driveway, this provides ample space for all those garden essentials. The enclosed rear garden is mainly laid to lawn, with a number of borders and shrubs.

Services: - Mains electric, water and drainage

Council Tax Band D

Directions: -

what3words - ///began.football.household



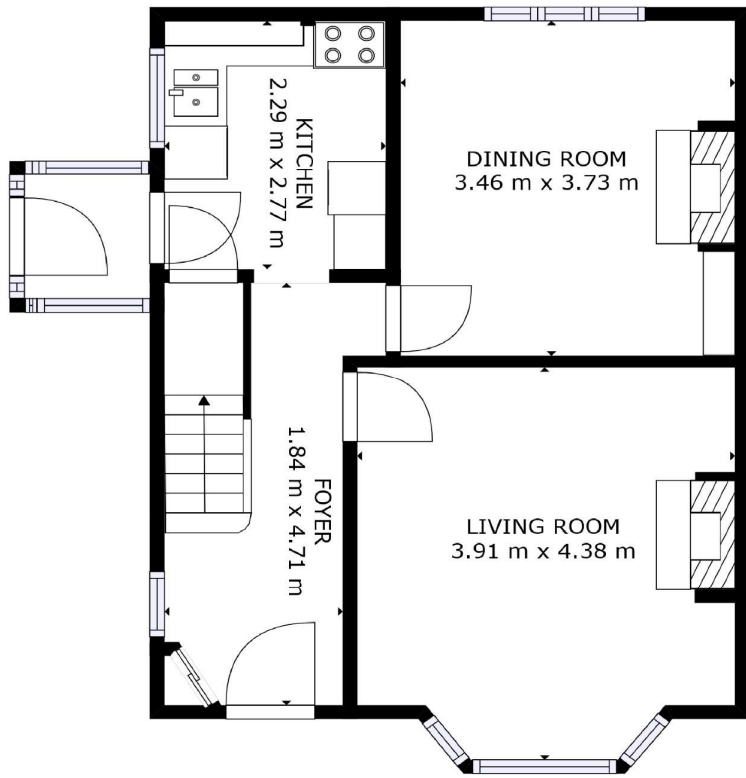


**AT A GLANCE:**

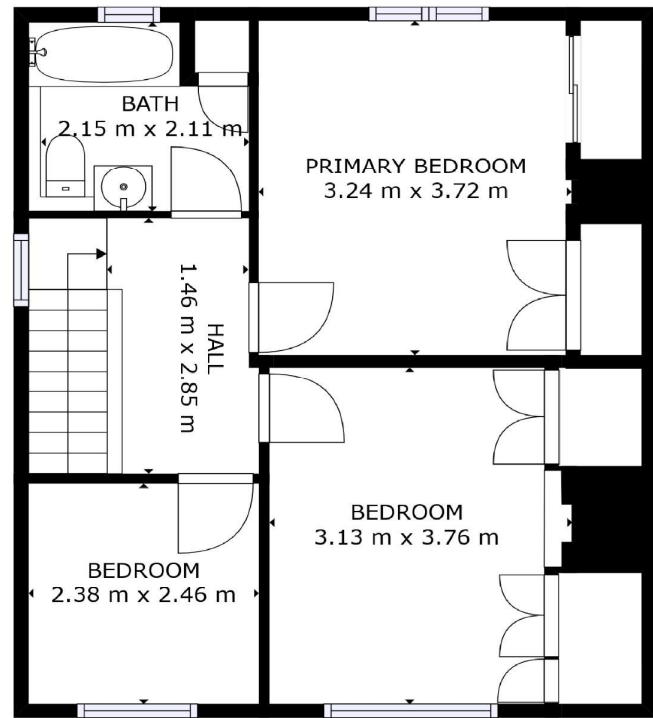
- Three bedrooms
- Semi-detached
- Large, enclosed garden
- Garage
- Driveway
- Countryside views

**PROPERTY INFORMATION:**

- Freehold
- Council tax Band: D
- Mains electric, water and drainage.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 48 m<sup>2</sup>, FLOOR 2: 48 m<sup>2</sup>  
 TOTAL: 97 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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