



## Marshall Close, Tiverton, EX16 4AT

Asking Price £235,000

Marshall Close presents a three-bedroom terraced property conveniently situated near local amenities. Boasting a separate dining room and a spacious enclosed rear garden, this property is ideal for a family seeking a comfortable home.

**Winkworth**

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**DESCRIPTION:**

Marshall Close introduces a charming three-bedroom terraced property, strategically positioned within close proximity to a plethora of local amenities. This delightful home not only offers convenient access to nearby facilities but also presents a thoughtfully designed interior layout to suit modern lifestyles.

Additionally, the property's layout is meticulously designed to optimise space and functionality, ensuring comfort and convenience for its occupants.

Upon stepping into the property's expansive hallway, you'll notice the utility room positioned to your left-hand side. This room serves as a convenient space, equipped with power and ample capacity to accommodate a chest freezer, additional fridge, and dryer. The downstairs cloakroom surpasses the typical size, featuring both a WC and a sink for added comfort and convenience. The kitchen is equipped with numerous wooden wall and base units, providing ample storage capacity. Additionally, there is under-counter space designated for a washing machine and fridge, ensuring efficient use of the available area. A doorway conveniently leads directly to the rear garden from the kitchen.

The dining room offers ample space to accommodate a family-sized dining table, ideal for hosting friends and family, double doors seamlessly connect the dining room to the garden, serving as a valuable asset, particularly during the warmer summer months. The understairs storage area is generously sized, offering an excellent storage solution for keeping belongings organised and easily accessible.

**First Floor:**

The master bedroom is spacious, featuring a generously sized double room with a large window overlooking the rear aspect, flooding the room with natural light and creating a bright ambiance. There is plenty of room for furniture, allowing for versatile and comfortable arrangements. Bedroom two is another double size room with window facing the rear aspect. Bedroom three is a large single room with window facing the front aspect.

The family bathroom is equipped with a bath featuring a shower overhead, along with a WC and sink. A large storage cupboard provides an ideal space for towels and other bathroom essentials.

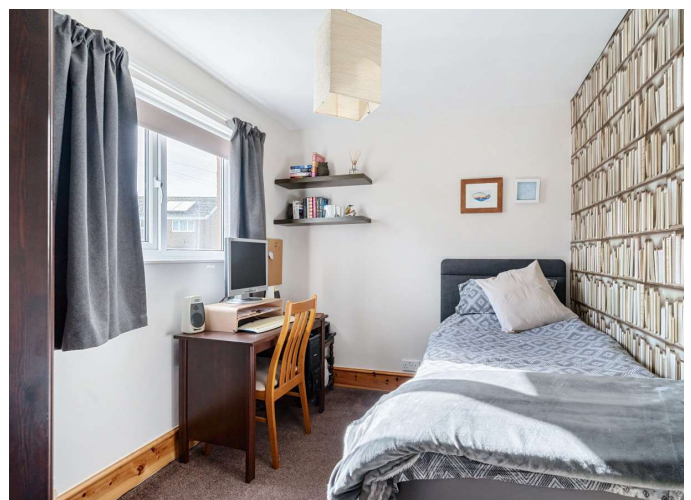
**Outside:**

The property includes a generously sized enclosed rear garden, offering a private outdoor oasis for relaxation and recreation. The expansive garden offers abundant space for outdoor activities, gardening pursuits, or simply basking in the refreshing Devon air.

In summary, Marshall Close presents more than just a home; it offers a lifestyle enriched by its convenient location, distinctive features, and thoughtful design. With its separate dining room, spacious enclosed garden, and meticulously crafted interior, this three-bedroom terraced property embodies modern living at its finest.

**Services: -**

Mains electric, water and sewage, electric central heating.



### AT A GLANCE:

- Three Bedrooms
- Utility Room
- Dining Room
- Understairs Storage
- Enclosed Rear Garden
- Close To Bus Stop
- Amenities Within Walking Distance

### PROPERTY INFORMATION:

- Council Tax: Band B - Mid Devon
- Services: Mains electric, water and sewage.
- Electric central heating.
- Broadband: Super-Fast Broadband Available Within This Postcode, Fibre to the Cabinet.
- Mobile Signal: You are likely to get good coverage.
- Tenure: Freehold

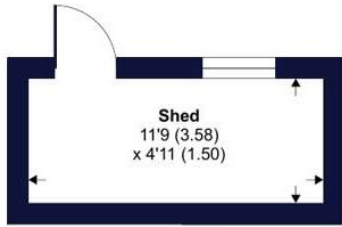
# Marshall Close, Tiverton, Devon, EX16

Approximate Area = 986 sq ft / 91.6 sq m

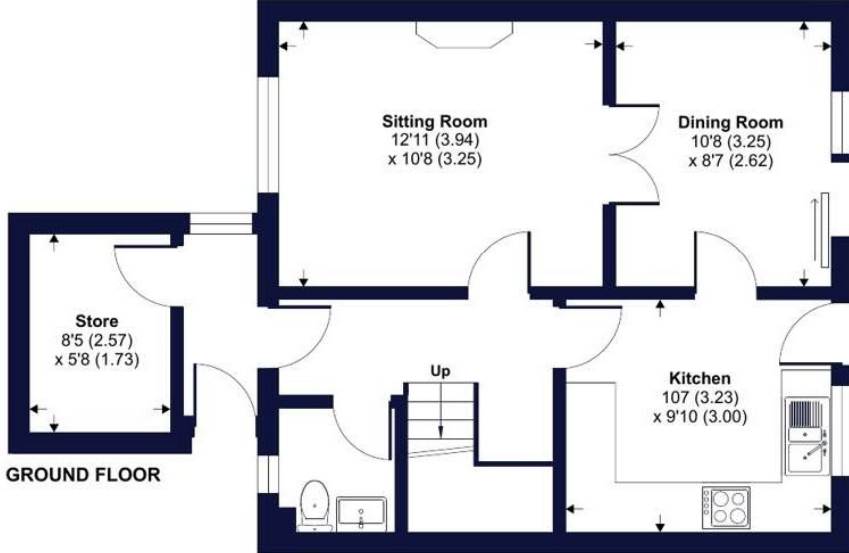
Outbuilding = 59 sq ft / 5.4 sq m

Total = 1045 sq ft / 97 sq m

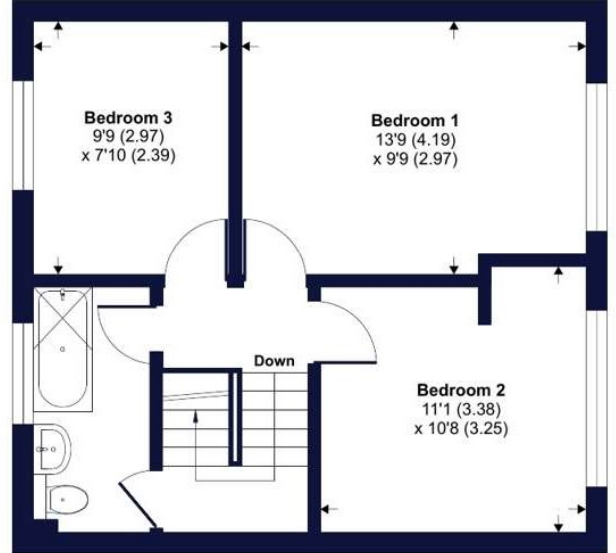
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1094750



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>76</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>53</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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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