



Elton Close, Tiverton, EX16 5FR

Modern three bedroom, semi-detached property on the edge of Tiverton in the popular Rackenford Meadow development.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



Description:

A modern three-bedroom, semi-detached property on the edge of Tiverton, in the popular Rackenford Meadow development.

Elton Close is a delightful family home, in a great catchment area for the schools and close to local amenities.

Ground Floor: - Upon entering the property, you can see that Elton Close has a modern finish throughout. The kitchen/breakfast room benefits from integrated appliances, cream wall and floor units with space for a dining table and chairs. Low level WC and hand basin are located off the main hallway with a good-sized storage cupboard directly opposite. The sitting room is a generous size and has double French doors leading into a conservatory, this adds additional downstairs living space and is a great place to sit, relax and enjoy the peaceful surroundings.

First Floor: - Heading up the stairs you have Bedroom three directly in front of you, this is a small double room with a window facing the rear aspect. Bedroom two is another double bedroom with a window facing the rear aspect. The family bathroom has a bath with shower over, WC and handbasin. The master bedroom benefits from built in wardrobes and ensuite and a large window facing the front aspect which keeps the bedroom light and airy.

Outside: -

The rear garden is a great size and completely enclosed, this benefits from a patio area and lawn. A garden shed is placed at the side of the garden for storage for all garden essentials. Offroad parking for two vehicles and access gate from the drive to the rear garden.

Services: - Mains water, drainage, gas & electric.

Council Tax Band: - C

Directions: - From the link road, take the 2nd exit towards Tiverton, at the roundabout you take the 1st exit, then 2nd exit at the next roundabout. Follow the road passed Tiverton High school and take the 2nd exit at the next roundabout, this road will take you passed Halfords on your right handside, at the next roundabout take the second exit, turn right at the mini roundabout onto Rackenford Road. At the next roundabout take the 2nd exit onto Gale Way, follow the road down and turn right at Tomswell Drive then take the first left onto Elton Close

Buyers:

PLEASE NOTE: Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use Thirdfort to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



AT A GLANCE:

Located on the popular Rackenford Meadow development.

Modern fitted kitchen / breakfast room.

Good size sitting room / dining room with French patio doors leading to the rear garden.

Cloakroom.

Master bedroom with ensuite and fitting wardrobes.

Two further bedrooms.

Family Bathroom.

Enclosed rear garden and off road parking

PROPERTY INFORMATION:

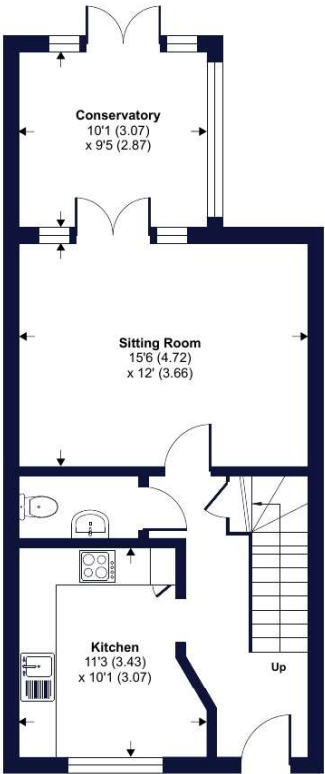
Freehold

Council tax Band: C

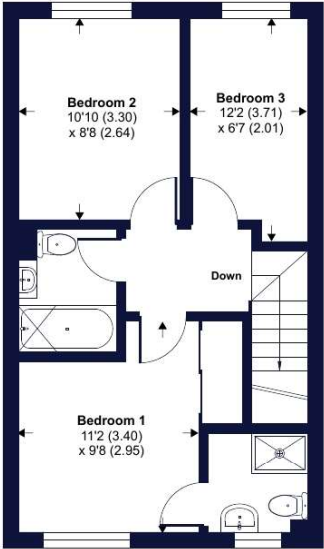
Mains electric, gas, water and drainage.

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Approximate Area = 959 sq ft / 89 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 937672



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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