

Marguerite Road, Tiverton, EX16 6TD

Asking Price £445,000

Marguerite Road features a detached property boasting 4/5 bedrooms, nestled in the desirable Moorhayes development. This property offers off-road parking, solar panels, and impeccable interior decor.

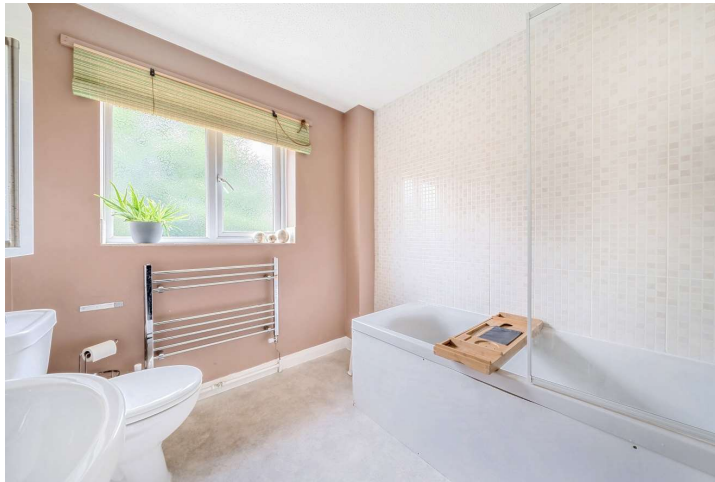
Winkworth

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DESCRIPTION:

Marguerite Road boasts a spacious residence featuring 4/5 bedrooms, a converted garage, and convenient accessibility to the link road and M5.

Tiverton is a vibrant market town offering a diverse selection of shopping and recreational amenities. Conveniently situated on the A361, it is approximately 7 miles away from Junction 27 of the M5 motorway and Tiverton Parkway Station. Moorhayes Park is a popular area of Tiverton with a mix of architectural house styles and sizes. Designed in sympathy with its surroundings with large open spaces and a rural feel enhanced by the preservation of historic oak trees.

Upon arrival at the property, you will find the entrance to bedroom 5, previously the garage, on your right-hand side. This spacious double room boasts a window with views of the front aspect. Continuing through the entrance hall, the sitting room awaits on the left. This well-lit and spacious area is enhanced by an open fireplace, providing abundant room for furniture placement.

The recently remodelled kitchen/dining area, designed with an open-plan layout, is expansive and serves as an excellent space for entertaining friends and family. The kitchen has a number of grey wall and base units, generous worktop space, integrated dishwasher and space for a double freestanding fridge/freezer. Situated next to the kitchen, the utility room offers generous room for a washing machine, dryer, additional cupboard storage, and includes a cloakroom.

Double French doors open directly from the dining area into the enclosed rear garden.

The second level comprises three double bedrooms and a spacious single bedroom. The master bedroom features a front-facing window and comes with the added convenience of an ensuite, complete with a shower, WC, and sink.

The tastefully decorated family bathroom has a bath with shower over, WC and sink.

Outside: -

At the front of the property, is a driveway and two grassed areas. Towards the rear, a sizable, enclosed garden awaits, complete with a spacious patio. The remaining space is adorned with lush lawn, providing numerous possibilities for configuring your garden layout.

Council Tax: Band D - Mid Devon

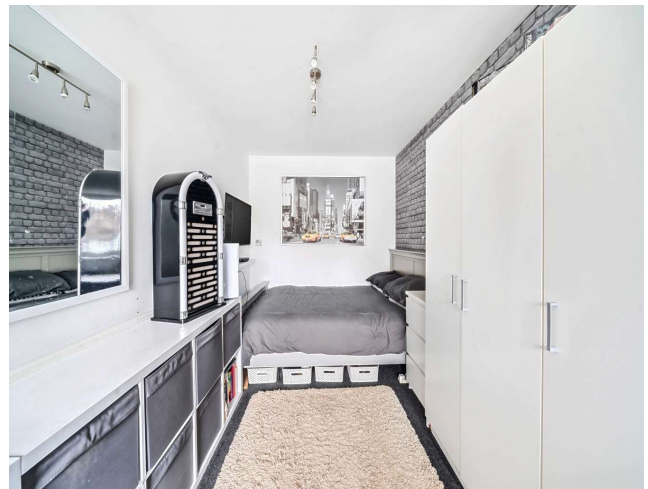
Services: Mains electric, water and gas and solar panels
Broadband: Super-Fast Broadband Available Within This Postcode, (checked on Openreach 03.04) Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 03.04)

Tenure: Freehold

Directions:

Using the what3words app, search: -
zips. drip. tribe



AT A GLANCE:

Detached
Four/Five Bedrooms
Modern Throughout
Master Bedroom with Ensuite
Driveway
Large Enclosed Garden
Solar Panels

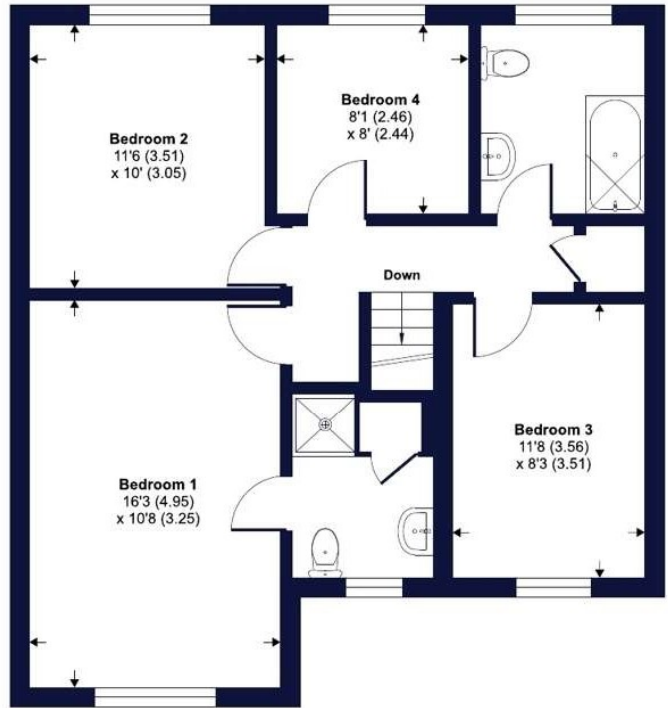
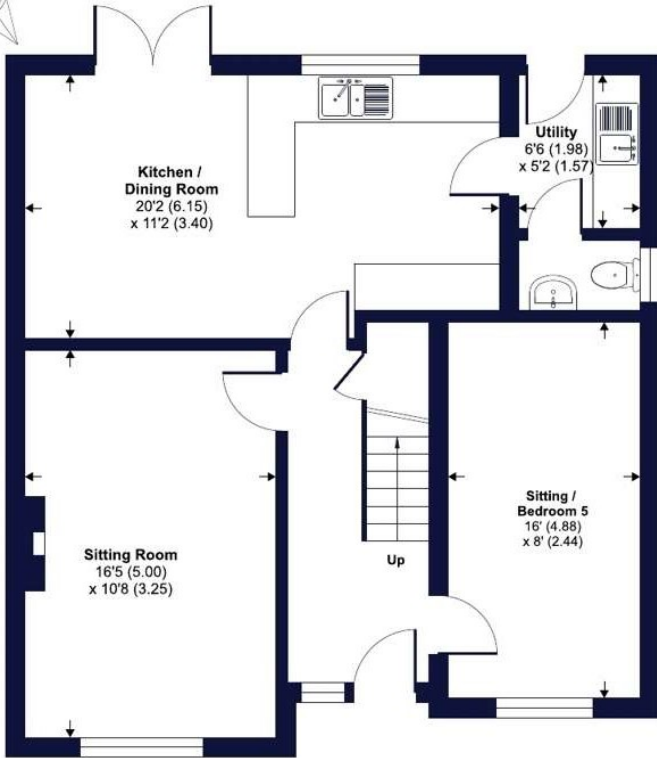
PROPERTY INFORMATION:

Freehold
Council tax Band: D
Mains electric, gas, water, and drainage.
The property has restricted covenants, please ask us for further details.

Marguerite Road, Tiverton, Devon, EX16

Approximate Area = 1371 sq ft / 127.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1071542

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(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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