

An absolutely stunning 5 bedroom town house full of charm and character with a large feature garden & off street parking



**ELM GROVE HOUSE
61 BELMONT ROAD
TIVERTON
EX16 6EQ**

£365,000

Entrance lobby * reception hall * lounge * dining room * breakfast room * kitchen * 5 bedrooms * bathroom * shower room * workshop * garden room * gas central heating * 125ft x 55ft secluded rear garden * car hardstanding

Viewing: By appointment with Watts & Sons 01884 253484

One look inside is all that is needed to absolutely fall in love with this superb property. It has been the subject of a great deal of sympathetic modernisation and improvement in recent years to enhance the immense amount of charm and character this lovely family home has to offer. The spacious and adaptable accommodation is further enhanced by the delightfully secluded rear garden which provides a tranquil setting with off street parking and a useful workshop/ garden room. The property is conveniently situated within yards of local amenities, including a sub post office/store and primary school, whilst the town centre itself is within about half a mile. This is a property that must be seen to be fully appreciated and can be highly recommended to those seeking something a little different!

Directions From the town centre market car park turn right at the main exit into Newport Street, then first left into Bampton Street. After passing the crossroads take the next right into Belmont Road and proceed to the bottom of the hill where the property will be seen on the right hand side.

Accommodation (Please note that all dimensions are approximate)

Entrance lobby with quarry tiled floor and door to

Reception hall with stripped wood flooring, sashed window, radiator, telephone point, recessed cupboards and door to

Inner hall with stairs to first floor, stripped wood flooring, archway through to breakfast room and door to

Dining room with feature tiled open fireplace, radiator, shelving and cupboard to recess, stripped wood flooring and sash window.

Breakfast room with stone flooring, radiator, gas fired Rayburn Royal range cooker, glazed door to rear, opening to kitchen and doorway to

Lounge A super room with Adam style fireplace, radiator, deep bay with sash windows, stripped wood flooring and TV connection.

Kitchen with hand built wood units comprising Belfast sink with range of base units, wood worktops, cupboard housing Ideal gas combination boiler and space and plumbing for dishwasher under, point for gas and electric cooker, stone flooring, feature stained glass skylight, 2 uPVC double glazed windows, door to walk-in larder cupboard with shelving.

First floor landing with wood flooring, radiator, stairs to second floor, wood window and doors to

Bedroom 1 with attractive feature open fireplace and wardrobe to recess, radiator, wood flooring, sash window enjoying lovely outlook and over the rear garden.

Bedroom 2 with radiator, wood flooring, sash window overlooking rear garden and small feature recessed cupboards.

Bedroom 3 with feature fireplace, built-in wardrobe, wood flooring and sash window.

Bathroom A super room with modern Victorian style freestanding bath with shower fitting, walk-in shower cubicle with rain shower fitting and fully tiled surround, pedestal washbasin, high level wc, Victorian style radiator with heated towel rail, tiled flooring, sash window, extractor fan and half tiled walls.

Second floor landing with wood flooring and doors to

Bedroom 4 Another super room with double glazed velux skylight window to rear and wood dormer window to front, wood flooring, radiator and eaves cupboards.

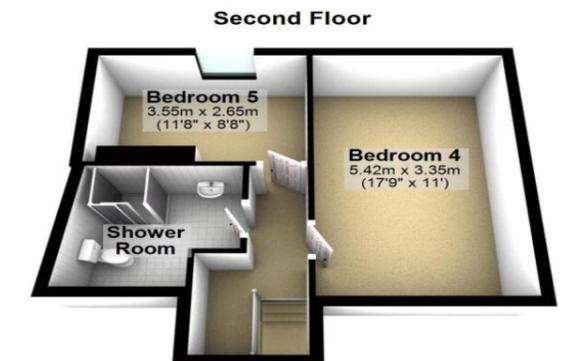
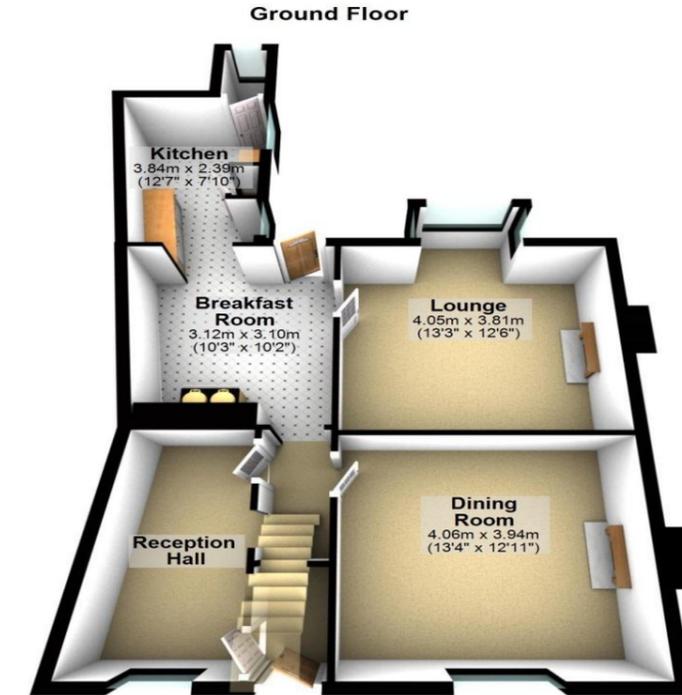
Bedroom 5 with wood dormer window overlooking rear garden and wood flooring.

Shower room with modern Victorian style fittings including low level wc, pedestal washbasin, walk-in shower in fully tiled surround and Triton electric shower fitting, Victorian style radiator with heated towel rail, part tiled walls, tiled flooring and double glazed velux skylight window.

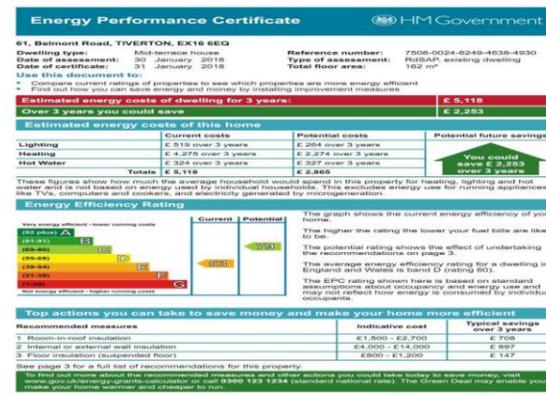
Outside At the rear is a lovely feature garden offering a good degree of privacy and providing a lovely tranquil area with extensive lawns with very well stocked shrub beds, borders and range of fruit trees and a useful 12' 4" x 7' 8" (3.76m x 2.33m) timber garden room leading through to the 14' 5" x 7' 3" (4.39m x 2.22m) workshop with light and plumbing for washing machine. It also boasts a further 7' 10" x 6' 8" (2.40m x 2.03m) summerhouse, gravelling and paved patios and kitchen garden areas, together with a car hardstanding via vehicular right of way from neighbouring property.

Council tax band B

DWT4193



Floorplans for information purposes only. Not to scale. Plan produced using PlanUp.



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