



A large and extended 3 bedroom detached 1930's style detached house with a double garage peacefully situated just off the town centre.



**GLASFRYN
BARTOWS CAUSEWAY
TIVERTON
EX16 6RH**

Offers in the Region Of £330,000

*** Entrance hall * sitting room * conservatory * dining room * kitchen * utility room * ground floor cloakroom * 3 bedrooms * en-suite bathroom * shower room * gas central heating * uPVC double glazing throughout * level front & rear gardens * double garage with 2 car driveway * no onward chain.**

Viewing: By appointment with Watts & Sons 01884 253484

This is a rare opportunity to acquire a delightful 1930's style detached house superbly situated in a particularly peaceful position within easy level walk of the town centre. The property benefits from good sized accommodation with 3 bedrooms, 2 reception rooms, conservatory, en-suite bathroom & separate shower room together with a utility room and ground floor cloakroom. There are level front & rear gardens which have been attractively landscaped for ease of maintenance together with a large detached double garage & 2 car driveway. Available with no onward chain, this is a property that must be seen to realise its tremendous potential.

Directions From the town centre market car park carry straight across the road at the main exit into Castle Street. Continue straight on at the end of the street into Bartows Causeway towards the recreation park where the property will be seen after about 50 yards on the left.

Accommodation (Please note that all dimensions are approximate)

Entrance Hall with uPVC double glazed window, radiator, telephone point, stairs to first floor with cupboard under, doors to

Living Room with radiator, TV point, fireplace with inset gas fire, shelving to recess, uPVC double glazed bay windows with uPVC double glazed double doors to

Conservatory with glass roof, uPVC double glazed windows, radiator, wall lights & uPVC double glazed double doors to rear.

Dining Room with radiator, uPVC double glazed bay windows with uPVC double glazed double doors to rear.

Kitchen well fitted with range of wood fronted base units with matching wall cupboards over, built-in integral dishwasher, tall oven housing unit with built-in electric oven, rolled edged worktops with inset stainless steel sink & drainer, inset 4 ring gas hob with cooker canopy over, radiator, uPVC double glazed window, door to

Utility room with wood fronted base units with matching wall cupboards over, rolled edged worktops with inset stainless steel sink & drainer, space & plumbing for washing machine, tumble dryer & larder freezer under, wall mounted Ideal gas boiler, fluorescent light, extractor fan, uPVC double glazed window, uPVC double glazed door to side & door to

Cloakroom with low level wc, pedestal washbasin, radiator, uPVC double glazed window, access hatch to loft area over cloakroom & utility.

First Floor Landing with uPVC double glazed window & doors to

Bedroom 1 with built-in double wardrobe, radiator, uPVC double glazed bay window, door to

En-suite with panelled bath, close coupled wc, pedestal washbasin, half tiled walls, radiator, electric wall fire, uPVC double glazed window.

Bedroom 2 with built-in double wardrobe, radiator, uPVC double glazed bay window.

Bedroom 3 with built-in double wardrobe, radiator, uPVC double glazed window.

Shower Room with white suite comprising shower cubicle with aqua boarding & Mira electric shower, washbasin, low level wc, uPVC double glazed window, radiator, striplight/shaver point, airing cupboard housing insulated copper cylinder with immersion heater, access hatch to roof space.

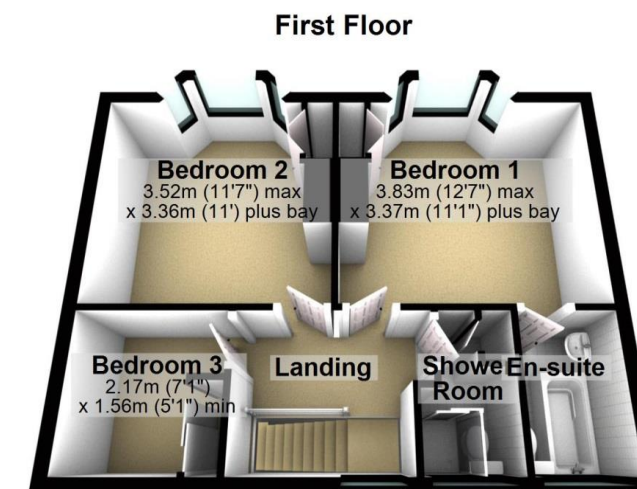
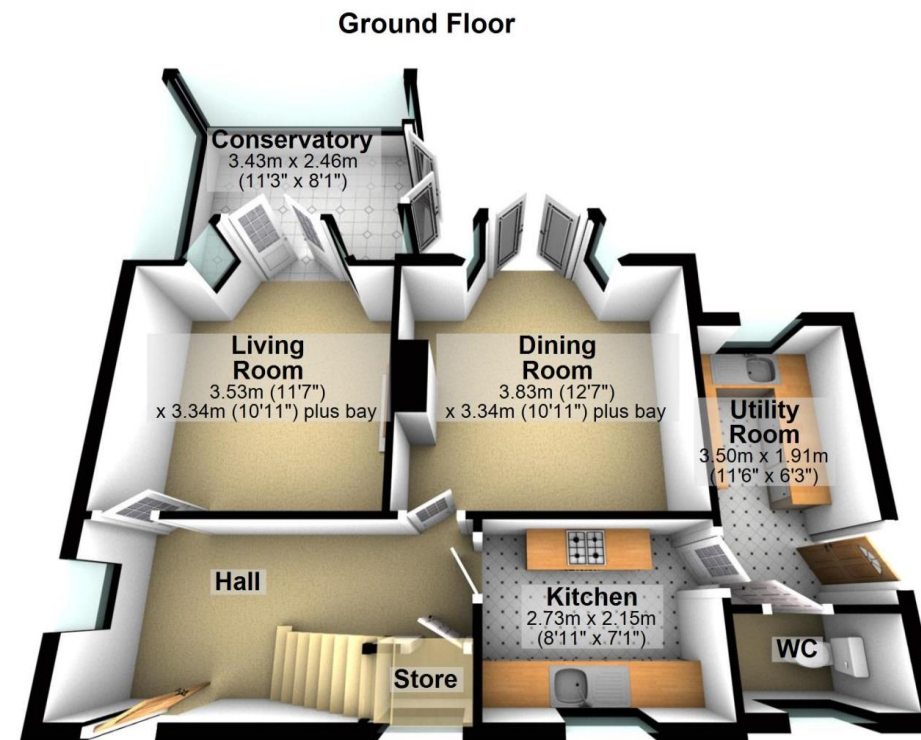
Outside At the front is an enclosed level garden attractively laid to paving & gravelling with shrub beds for ease of maintenance. A double width tarmac drive gives access to a detached double garage 18'2" x 18'0" (5.55m x 5.11m) with up/over door, fluorescent light & power, uPVC double glazed window, uPVC door to side & storage to rafters. At the rear is an enclosed level garden laid to lawn with circular paved patio area and gravelling, bin store area, outside light & outside tap.

DWT4162

Energy Performance Certificate																							
<p>Address: Bartows Causeway, TERTON, E16 8RH Building type: Detached house Date of assessment: 10 December 2017 Assessor: [Name Redacted] EPC Rating: [Band C]</p>																							
<p>Estimated energy costs of heating for 3 years Over 3 years you could save</p>		<p>Estimated energy costs of heating for 3 years Over 3 years you could save</p>																					
<p>Lighting Heating Hot Water Total</p>	<p>Current costs £ 202 over 3 years £ 2,324 over 3 years £ 2,526 over 3 years</p>	<p>Potential costs £ 107 over 3 years £ 1,204 over 3 years £ 1,311 over 3 years</p>	<p>Potential future savings £ 915 over 3 years £ 10,512 over 3 years £ 11,427 over 3 years</p>																				
<p>Energy Efficiency Rating</p> <p>The graph shows the current energy efficiency of your property. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of cost-effective energy-saving measures. The energy efficiency rating for a building is calculated on the basis of the building's energy performance relative to other buildings of the same type. The energy efficiency rating for a building is calculated on the basis of the building's energy performance relative to other buildings of the same type.</p>																							
<p>Top actions you can take to save money and make your home more efficient</p> <table border="1"> <thead> <tr> <th>Measure</th> <th>Estimated cost</th> <th>Potential savings</th> <th>Potential EPC rating</th> </tr> </thead> <tbody> <tr> <td>1. Floor insulation (ground floor)</td> <td>£ 100 - £ 1,000</td> <td>£ 100 - £ 1,000</td> <td>C</td> </tr> <tr> <td>2. Heating controls (thermostatic radiator valves)</td> <td>£ 100 - £ 1,000</td> <td>£ 100 - £ 1,000</td> <td>C</td> </tr> <tr> <td>3. Heating controls (programmable timer)</td> <td>£ 100 - £ 1,000</td> <td>£ 100 - £ 1,000</td> <td>C</td> </tr> <tr> <td>4. Heating controls (room sensors)</td> <td>£ 100 - £ 1,000</td> <td>£ 100 - £ 1,000</td> <td>C</td> </tr> </tbody> </table>				Measure	Estimated cost	Potential savings	Potential EPC rating	1. Floor insulation (ground floor)	£ 100 - £ 1,000	£ 100 - £ 1,000	C	2. Heating controls (thermostatic radiator valves)	£ 100 - £ 1,000	£ 100 - £ 1,000	C	3. Heating controls (programmable timer)	£ 100 - £ 1,000	£ 100 - £ 1,000	C	4. Heating controls (room sensors)	£ 100 - £ 1,000	£ 100 - £ 1,000	C
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Consumer Protection from Unfair Trading Regulations 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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