



**Robert
Williams**

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**Price: £500,000
FREEHOLD**

3 Court Gardens
TIVERTON
Devon
EX16 9PL

3 Court Gardens Stoodeligh, Near Tiverton

Deatched 4 bedroom property with large garden, garage, and ample parking in popular village 10 minutes from Tiverton.



Key Points

Local Authority: Mid Devon District Council

Council Tax Band: F

Heating: Oil fired central heating

Services: Mains electricity, water & drainage

EPC Rating: D

- Spacious detached property
- 4 bedrooms
- 3 Receptions
- Kitchen
- Bathroom
- Oil fired central heating
- Large garden
- Garage and parking

The Property...

Stoodleigh Vicarage is located off a private driveway in this popular village approximately 10 minutes drive from Tiverton and within easy access of the M5. The property is set in a fabulous large level gardens with far distant country views. plenty of parking space. The house benefits from full oil fired central heating and sealed double glazing and provides spacious family accommodation.

ACCOMMODATION

Front door to Entrance vestibule

Study: 13'10 x 11'3 - double aspect room, book shelving to one wall, radiator.

Hallway: Radiator Cloakroom- low level wc and wash hand basin with tiled splash back. Cupboard under stairs.

Lounge: 18'6 x 11'8 Open fireplace with timber mantel. 2 radiators. French doors to garden and lovely country views. Tv point.

Dining room: 15'10 x 12'4 - Lovely views, 2 radiators, serving hatch to : -

Kitchen: 11'10 x 10'7 - Stainless steel sink unit inset to rolled edge worktops with tiled surround and range of base and wall units. Plumbing for washing dishwasher. Radiator.

Utility: 12'7 x 7'10- 2 bowl stainless sink unit with drawers and cupboards under. Plumbing for washing machine. Oil fired boiler supplying central heating and domestic hot water. Radiator. Door to garden and door to garage.

First Floor

Built in airing cupboard. Access to roofspace. Radiator.

Bedroom 1: 11'10 x 10'7 Vanity wash hand basin with tiled surround. Radiator.

Bedroom 2: 12'5 x 11'10 Lovely views, built in wardrobe, radiator.

Bedroom 3: 12'5 x 10'4 Lovely views, built in wardrobe, radiator.

Bedroom : 4 12'5 x 8' Radiator. Bathroom - White suite comprising panelled bath with Mira shower over, pedestal wash hand basin with light and mirror over, low level WC, extractor fan, radiator.

OUTSIDE

Large levelled lawn gardens to both front and rear. Driveway to a parking / turning area in front of a garage with up and over door, light and power. There is a sunny paved patio to the south facing rear plus abundant borders, shrubs and trees.



Time to find out more...

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange