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Furzey View, Templeton
Tiverton, EX16 8BN

A modern detached home with rural views.

Tiverton 6 miles - M5 motorway (J27)/Train Station 13 miles - Exeter 20 miles

• Just over 1600 sq ft • Spacious Open Plan Kitchen/Diner & Snug • Sitting Room • Kitchen • Utility & Cloakroom • 4 Bedrooms • Master en-suite & Family Bathroom • Front & Rear Gardens •

Guide price £495,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

The property is situated in the small village of Templeton with parish church and parish hall/social club. This part of Devon, between Tiverton and Exmoor, is unspoilt but very accessible. It is an area of rolling countryside intersected by small wooded valleys and fields, enclosed by old Devon hedgebanks. The area is renowned for country sports and pursuits, with the Exmoor National Park approximately 10 miles to the north, and North Devon with its rugged coast and popular beaches accessible via the A361.

The villages of Nomansland and Rackenford are nearby, with churches, excellent village pubs, and community shop in Rackenford. The Masons Arms at Knowstone, about 5 miles, has a renowned restaurant with a Michelin Star.

Tiverton is an old market town with a historic castle, on the banks of the River Exe. There are several supermarkets, a wide range of shops, a district hospital, a sports centre and an 18 hole golf course.

There are schools for all ages and in Tiverton there is Blundell's Public School, which offers discounts to local pupils.

The area is very accessible with easy access along the A361 to the M5 motorway at junction 27. Beside J27 is Tiverton Parkway Railway Station with fast trains to London Paddington taking approximately 2 hours. The airports of Exeter and Bristol are within an easy driving distance.

DESCRIPTION

A spacious detached modern property located in the popular hamlet with rural views, providing 4 bedrooms, master en-suite and family bathroom. On the ground floor is a spacious triple aspect sitting room, fitted kitchen/dining room with adjoining snug, utility and cloakroom. Outside are level gardens to front and rear with parking for several cars. The property also benefits from underfloor heating on both floors run by air source heat pump and there is also solar panels. Internal inspection is recommended.

ACCOMMODATION

Part glazed front door to:

ENTRANCE HALL

Oak floor. Understairs storage area. Doors to all rooms.

SITTING ROOM

Floor to ceiling height tri-fold doors to rear garden. Four further windows to front and side with views. The focal point of the room is the fireplace with inset log burner, exposed stonework, slate hearth and beam over. Continuation of oak flooring. TV point.

KITCHEN/DINER

Double glazed window to front. Wall and base units with work surfaces over. Built-in dishwasher and fridge freezer. Built-in double oven. 1½ bowl single drainer stainless steel sink unit. Neff hob with extractor over. All Neff appliances. Recess lighting. Part oak flooring. TV point. Floor to ceiling height tri-fold doors. Cupboard with boiler. Open into:



SNUG

Oak flooring. Patio doors to garden. Double glazed window to side.

UTILITY

Stable door to side. Base units with laminate work surfaces. Space for washing machine, tumble dryer and freezer. Door to:

CLOAKROOM

Low level WC, wall mounted wash hand basin. Double glazed window to side.

GALLERIED LANDING

Roof light. Doors to all rooms. Airing cupboard.

BEDROOM 1

Large double glazed triple picture window and further window to side. Walk-in wardrobe with shelving and hanging rail. TV point. Door to:

EN-SUITE

Double shower cubicle, low level WC, vanity unit with inset sink, towel rail, extractor, recess lighting. Double glazed window to side.

BEDROOM 2

Double glazed window to front. Built-in double wardrobe. TV point.

BEDROOM 3

Double glazed window to front. TV point.

BEDROOM 4

Double glazed window to rear. Built-in wardrobe. TV point.

BATHROOM

Panelled bath with mixer tap, shower attachment and shower screen. Low level WC with storage either side. Vanity unit with bowl sink. Towel rail. Extractor. Recess lighting. Tiled splashbacks. Double glazed window to rear.

OUTSIDE

A five bar gate leads to the gravel drive, with an area of lawn enclosed by a fence and hedging.

The rear garden has an area of decking but is mainly laid to lawn, enclosed by a fence and hedging. There are fantastic views from the property.

VIEWING

Strictly by prior appointment through the agents, Stags, on 01884 235705.

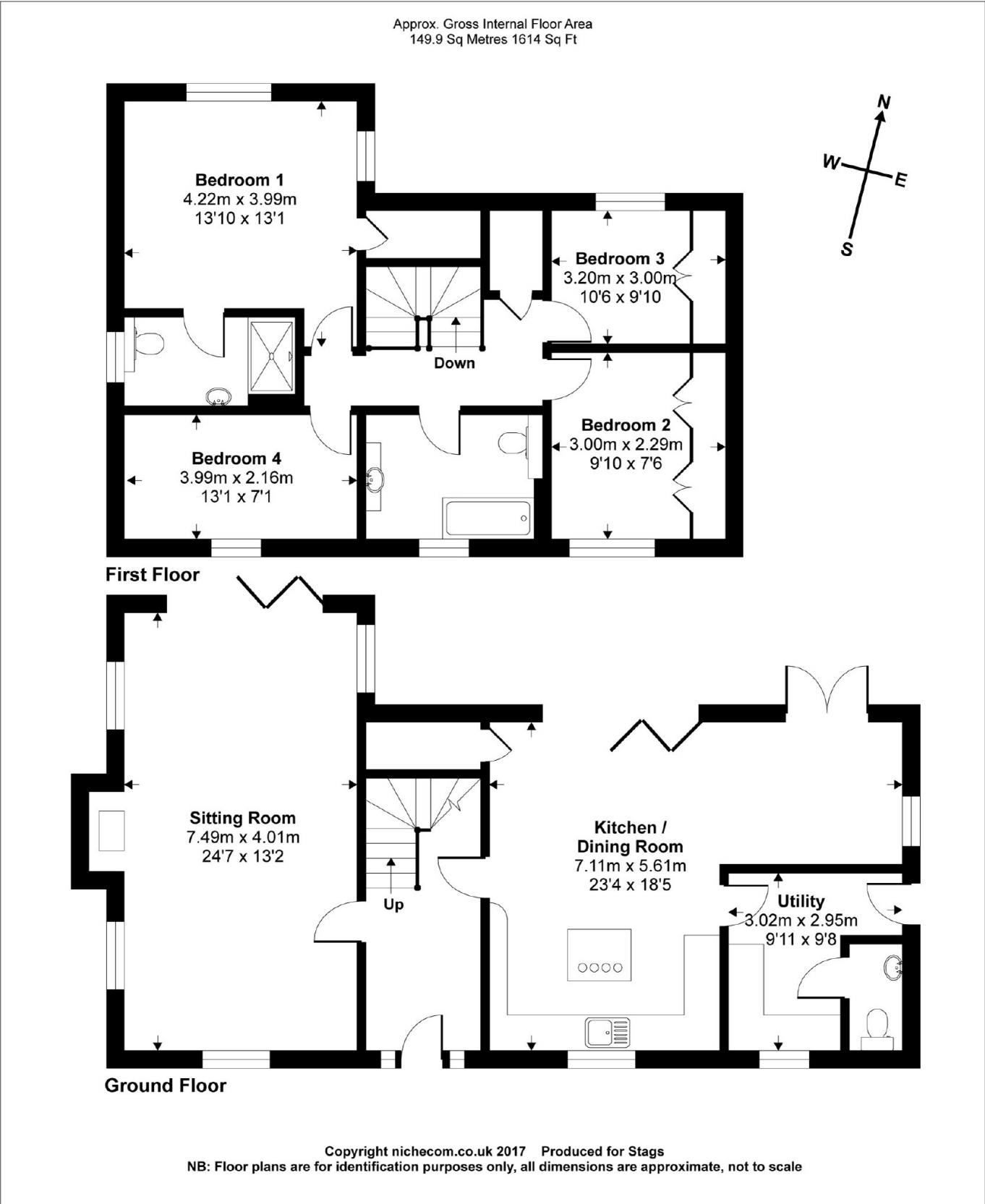
DIRECTIONS

From Tiverton follow Rackenford Road to Calverleigh. Go passed the Rose and Crown and the village hall turning and take the first turning on your left signposted Templeton. Continue on that road and at Calverleigh Cross bear right signposted Templeton. You will pass the village hall on your left hand side. At Templeton Cross turn left signposted Templeton and continue into the village. You will pass a red telephone box on your left hand side and just passed this around the corner the property will be found on your right hand side.

SERVICES

Mains electricity and water. Private drainage.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		91	94
(92-100)	A		
(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 & Wales		EU Directive 2002/91/EC	