



26 Crowden Crescent, Tiverton, Devon EX16 4ET
Asking Price £460,000

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A very well presented three/four bedroom detached family home situated within a quiet cul-de-sac, offering spacious and versatile living accommodation and a beautifully kept garden enjoying lovely far reaching views. Viewing is highly recommended!



Description

The approach to this wonderful home is calm and quiet, perfectly tucked away within a small, tidy cul-de-sac of four similar properties.

Flanked on one side by a neat, low maintenance front garden, the driveway has parking for at least two cars, with a covered car port before arriving at the garage with an electric roller door. Two steps lead to the front door, which opens to a light, spacious entrance hallway with plenty of space for shoes, coat and pushchair storage, if required. A second door leads into the main hallway with access to all ground floor living accommodation.

Approximately 24 ft in length, the impressive lounge is dual aspect, spacious and light yet perfectly cosy for retiring into at the end of a long day. The kitchen/diner is the hub of this home and is perfect for entertaining, offering a range of wall and base kitchen units, an eye level oven and an electric hob within the breakfast bar. There is also plenty of room for a large dining table and a window overlooking the garden. The breakfast room, to the side of the house, enjoys an Easterly aspect creating the perfect space to enjoy the morning sun.

The versatile study on the ground floor would work equally well as a fourth, good sized bedroom. A useful downstairs cloakroom and utility finish the space, the utility with a personnel door into the garage and plumbing for a washing machine.

Upstairs, the property offers three good size bedrooms - all of which benefit from access to the eaves of the roof, two bedrooms of which are already boarded for storage. Bedroom 1 and 2 have the additional benefit of fitted wardrobes. A family bathroom finishes the space with a mains fed shower over the bath.

The gardens of this home are something to envy! Bordered by an array of mature plants with areas of lawn, the garden has something for everyone. A patio area to the bottom of the garden enjoys a patio area overlooking a small pond, perfect for a BBQ in the evening sun. Seating has been placed at the top of the garden alongside the greenhouse to enjoy the lovely far reaching views.

Services, Council tax and tenure

Mains gas, electricity, water and drainage. Council tax band D.
Freehold tenure.

Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer


Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



- Detached family home
- Spacious, versatile living accommodation
- Immaculate gardens with lovely views
- Three/four bedrooms
- Gas central heating and double glazing
- Garage and driveway parking
- Viewing is highly recommended
- An abundance of storage!
- Envidable cul-de-sac position with no passing traffic
- EPC rating D



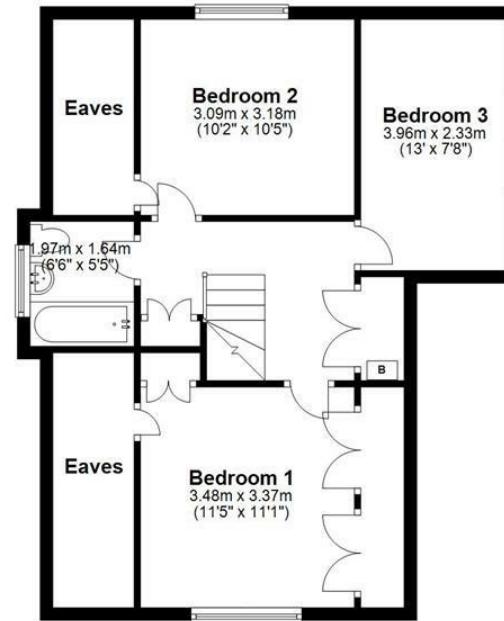


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Ground Floor

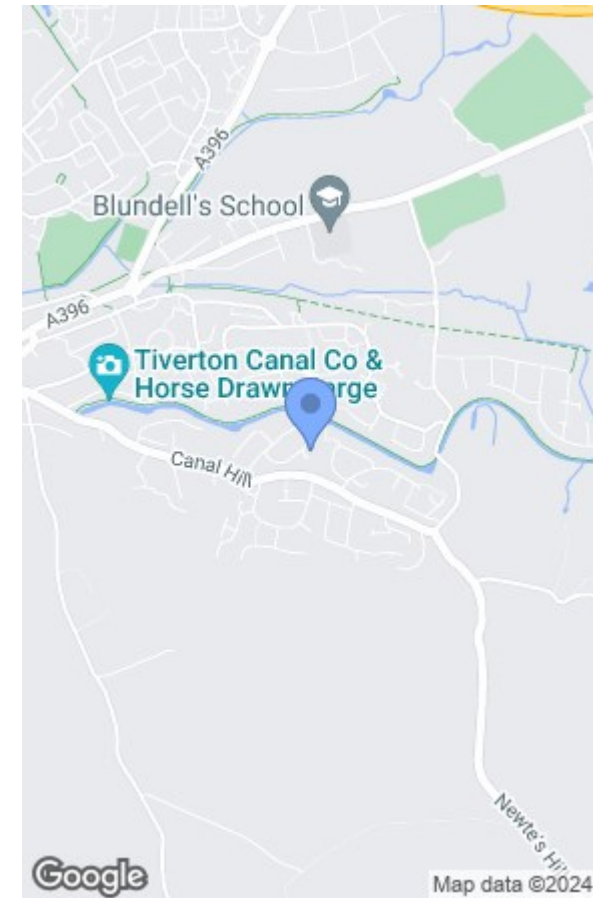


First Floor



Total area: approx. 173.5 sq. metres (1867.4 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.



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