



**21 Lime Tree Mead, Tiverton, EX16 4PX**  
**Asking Price £440,000**



***A superb link-detached home, situated in a desirable residential area of Tiverton, a stones throw from The Grand Western Canal. Benefiting from four bedrooms, a large family room, an internal access garage and off road parking.***





## Description

Entering the property you are greeted by a spacious entrance porch, with ample space for your shoes and coats. From there, is a large reception hall which provides access to all ground floor rooms. To the right is the spacious lounge, providing plenty of room for your living room furniture as well as a gas fire; this is a wonderful place to unwind after a long day.

From the lounge, there is a door leading to the beautifully fitted kitchen/breakfast room, with oak wall and base units, granite work surfaces and tiled flooring. An opening leads into the impressive Dining Room/Family Room, being over 8 metres in length, this is a fantastic entertaining space, but would equally work well for multigenerational living. There is a Gas burning log fire making this a cosy space on those colder evenings. Patio doors lead to the rear garden. Finishing off the ground floor is a cloakroom and a door leading to the garage.

Upstairs, you will find four bedrooms and the family bathroom. Bedroom One is a wonderful size, with oak flooring and fitted wardrobes, as well as the added benefit of an ensuite, with shower cubicle, WC and hand basin.

Bedroom Two is a large double with views over the rear garden. Bedroom Three and Four are both good sized doubles. The family bathroom is tiled with a bath with shower over, WC and hand basin.

Externally, the fully enclosed rear garden is lovely and low maintenance, ready for someone to put their own stamp on.

Mainly laid to lawn, with brick paving seating area.

To the front, the brick paved driveway provides off road parking for one car.

## Council Tax, Tenure & Services

Freehold

Council Tax Band - D

Mains electricity, gas, water and drainage.

## 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@wedenwards.co.uk](mailto:sales@wedenwards.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.



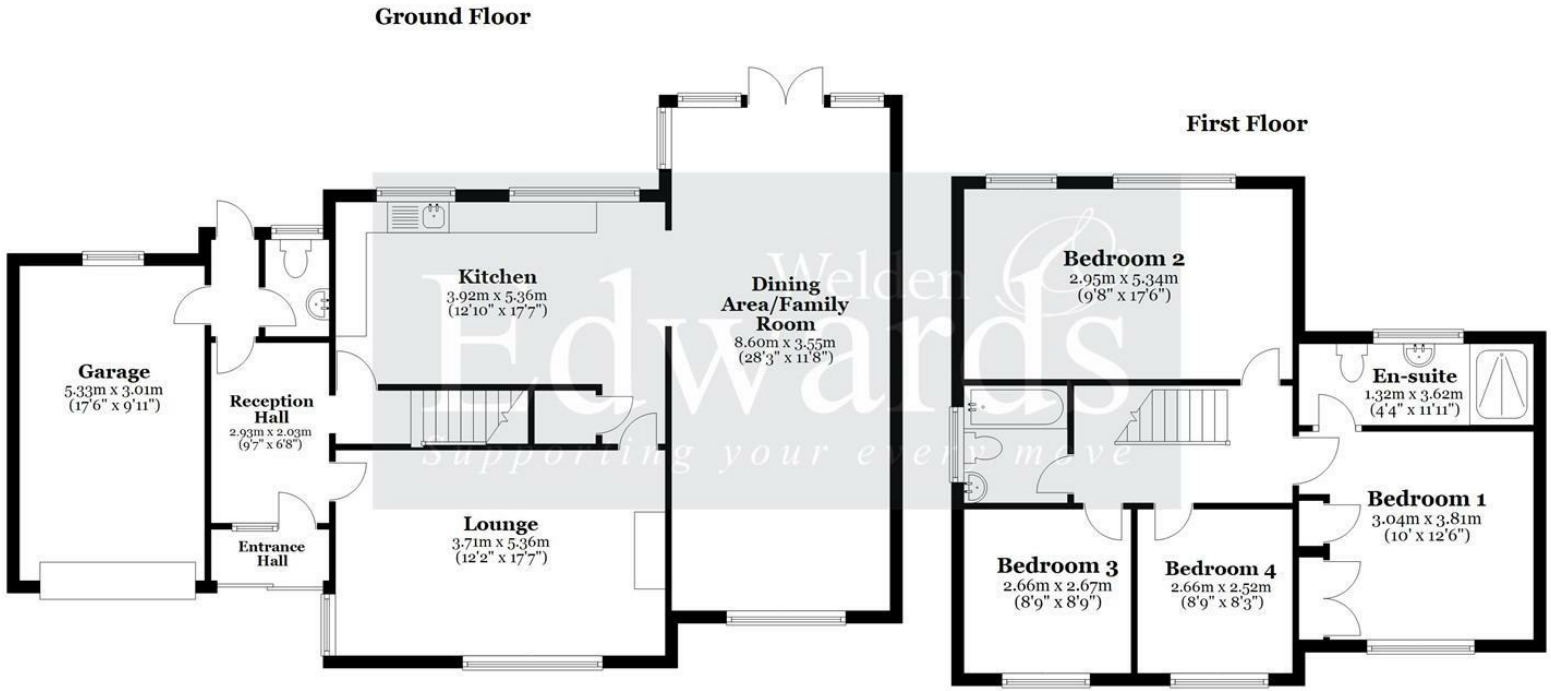






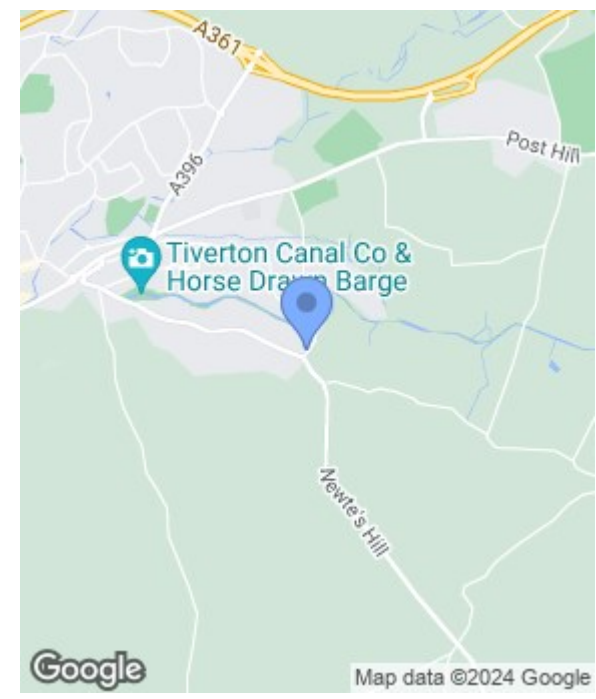






Total area: approx. 159.0 sq. metres (1711.1 sq. feet)  
 This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
 Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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