



**55 Post Hill, Tiverton, Devon EX16 4NG**  
**Asking Price £660,000**



*Nestled behind charming wooden gates lies this stunning four bedroom detached bungalow, set on a picturesque plot. Featuring a delightful kitchen diner, spacious lounge, expansive wrap-around garden, and double garage, this property must be seen in person to fully appreciate its many offerings.*





## Description

Upon stepping through the front entrance, you are welcomed into a spacious hallway, leading to all areas of the home. To the right, a convenient cloakroom with a WC and hand basin stands. A laundry cupboard equipped with plumbing for a washing machine and space for a tumble dryer can also be found in the hallway.

Continuing on, glass doors unveil the impressive kitchen diner where a dining area capable of seating 10-12 individuals awaits. Sun-kissed by large patio doors, the dining space opens up to a terrace seating area. The kitchen boasts sage green wall and base units harmoniously paired with pine worktops. A built-in fridge freezer, dishwasher, and provision for a range-style cooker are also included. A kitchen island, serving as a breakfast bar, provides ample storage and a sink. A convenient door opens up to the garden.

Beyond the dining area is the inviting lounge, offering serene views of the lush rear garden.

Returning to the entrance hall, doors lead to the four bedrooms and family bathroom. Bedrooms Three and Four offer generous space for additional furnishings, while Bedroom Two features patio doors leading to a sizable patio area. The spacious Bedroom One includes an ensuite with a walk-in shower, WC, and vanity unit. The family bathroom encompasses a luxurious bath, separate shower cubicle, WC, and hand basin.

Externally, a delightful terrace encircles the property, catering to al fresco dining. The fully enclosed rear garden showcases a vast lawn surrounding the premises. Additionally, a shed with electrical connectivity and power, along with a spacious garage, complete this refined abode.

## Council Tax, Tenure and Services

Council Tax Band E

Freehold

Mains electricity, gas, water and private septic tank drainage.

Broadband Speeds:

Standard 7 Mbps

Superfast 79 Mbps

## 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

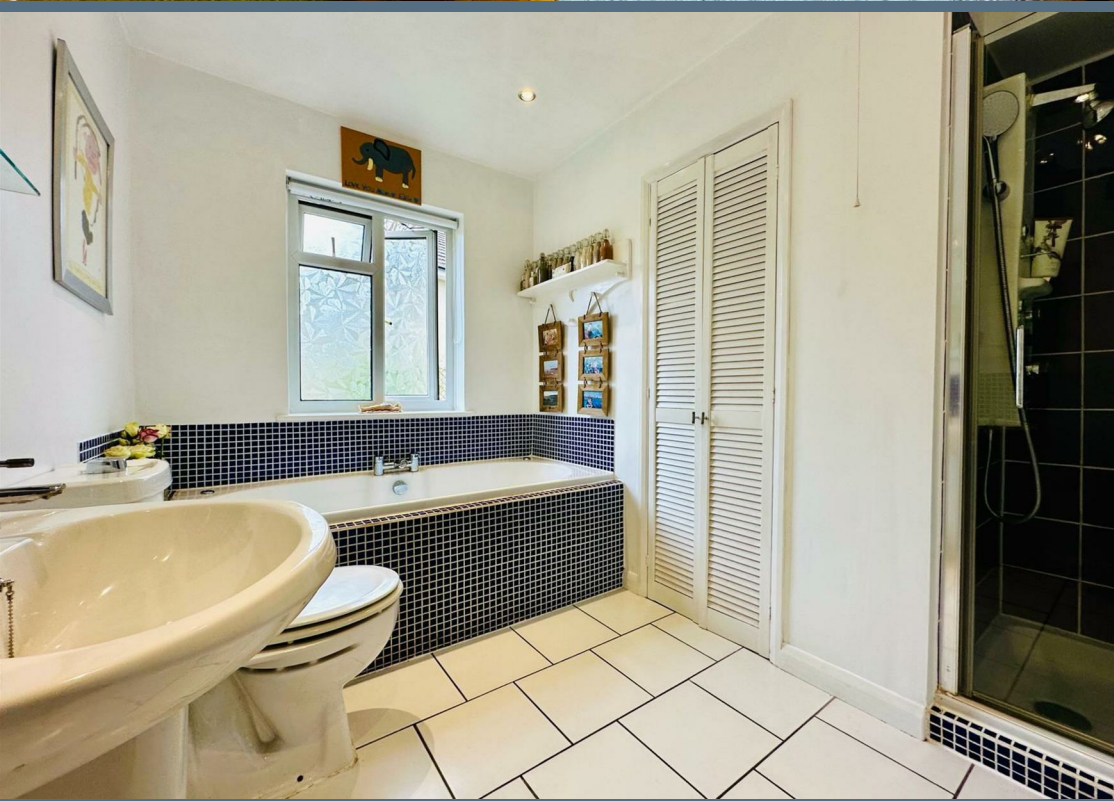
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## Disclaimer

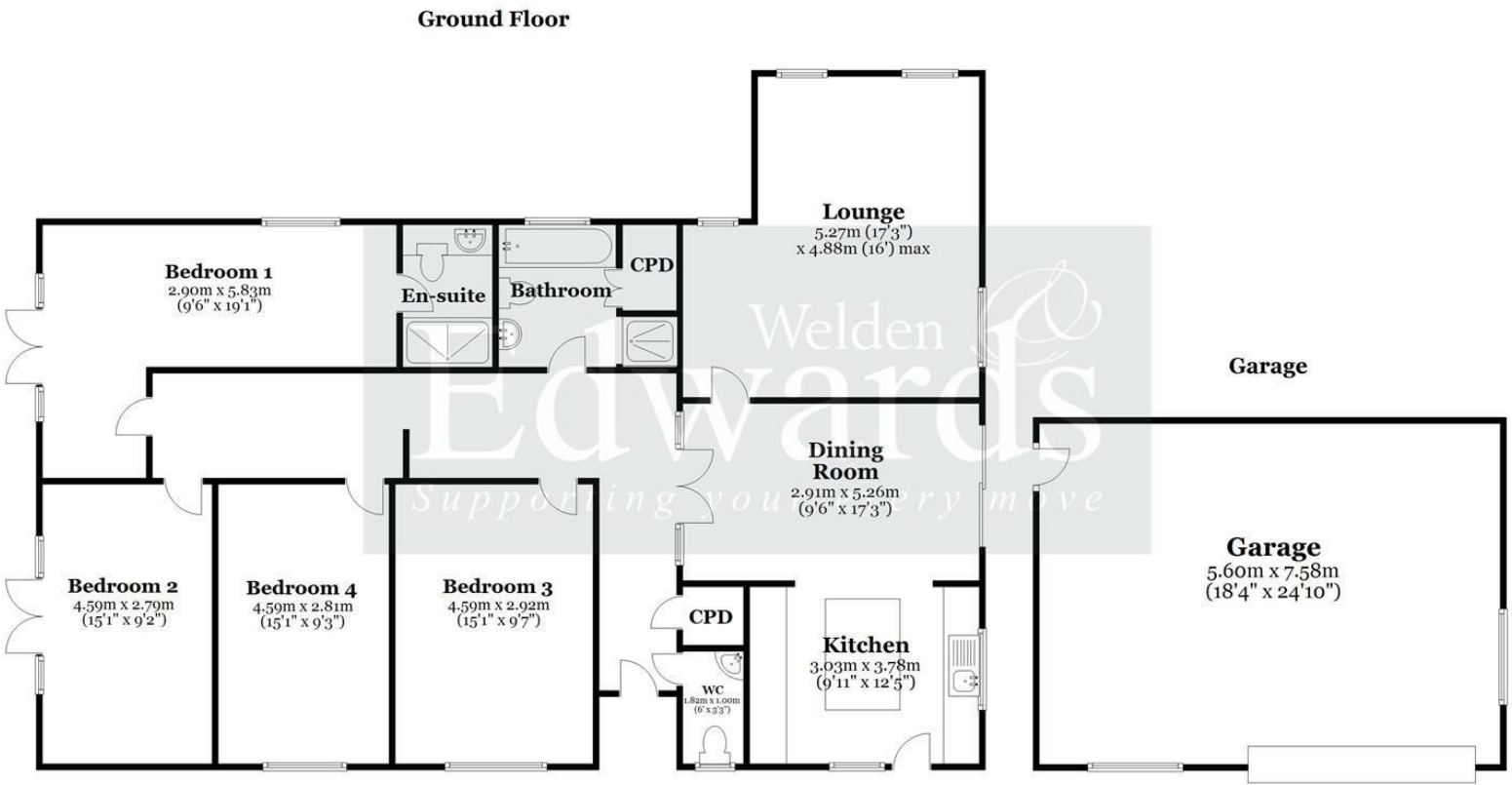
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.







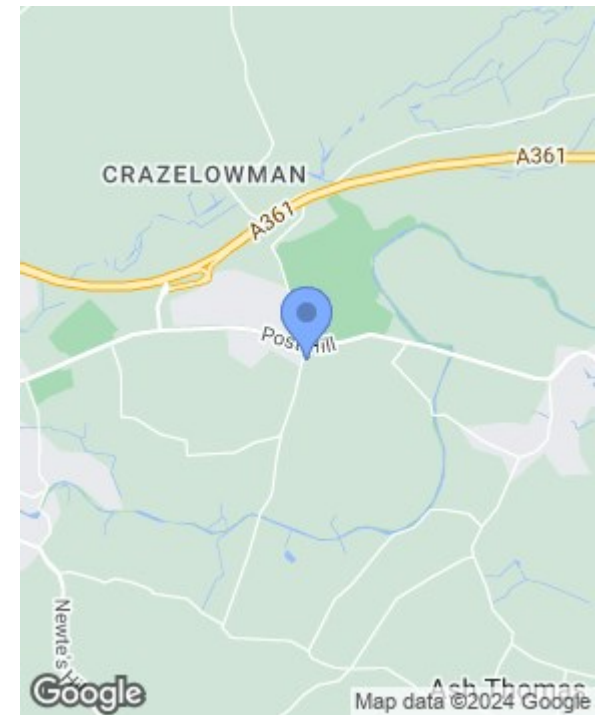




Total area: approx. 175.2 sq. metres (1885.9 sq. feet)

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>		
(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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