



**14 Lime Tree Mead, Tiverton, Devon EX16 4PX**  
**Asking Price £355,000**

A gorgeous three bedroom link-detached family home located in a sought after area of Tiverton! This three bedroom property compromises of modern interior throughout as well as a large garden located to the rear!



## Description

This stunning three bedroom property is located in the sought after area of Lime Tree Mead in Tiverton. To the front of the property is a well presented and smart entrance with enough off road parking for two cars. Upon entry to this property is a spacious hallway with a ceiling spot light allowing natural light into the property. The large lounge is light with a front aspect window, plush grey carpets and ample space for all the family to relax. The current owners have spent a lot of valuable time renovating this property and have finished it to a very high standard throughout.

Further up the hallway on the left hand side is access into the kitchen. This extended room comprises of smart grey wall and base units along with a fitted double oven, integrated fridge freezer and breakfast bar. Over the past 2 years, the house has been subject to a new extension, opening up the kitchen to incorporate a stunning spacious dining area. Light wooden flooring lines the kitchen, brightening up the area and amplifying the space. The dual colour granite worktops gives the property a contemporary feel and would be perfect for anyone looking to move straight into a property! Downstairs also is an under-stairs storage cupboard, as well as a cloakroom, utility room and internal access into the garage. To the front of the property is a well equipped single garage with full working electric, and grey units lining one side which would be excellent for storage.

Carpeted stairs to the first floor open onto a spacious landing. To the left is the master bedroom, which is a good sized double with ample space for furniture; the use of two windows light up the room amplifying the space on offer. The further two bedrooms offer one double and a further single, both with front aspect windows. The family bathroom benefits from smart tiles above the bath which has an electric shower over. A WC and matching hand basin continue the contemporary look in the bathroom.

The decking in the garden provides the perfect seating area for summer evenings, accessed via patio doors from the dining room. There are steps down onto the lawn which provides lots of additional space for garden shed/flower beds or a play area for children.

## Services & Council tax

Council tax band - D

Mains gas electric and water

12 solar panels generate an income of between £1600-£1800 a year

## 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

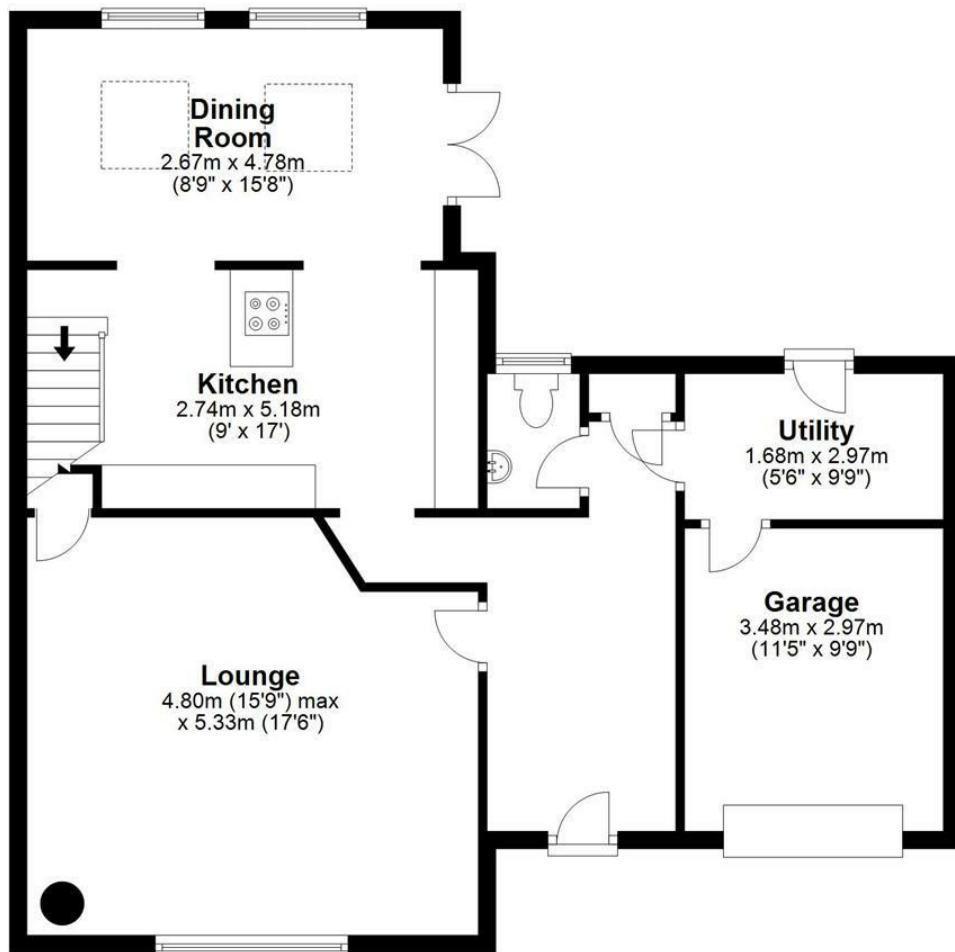
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



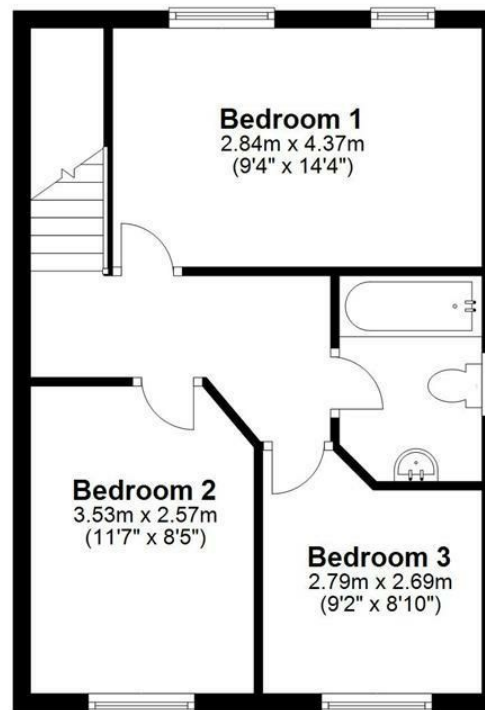




## Ground Floor



## First Floor



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>	82	85
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	78	82
	EU Directive 2002/91/EC	

