



**2 Lockyer Crescent, Tiverton, EX16 5QF**  
**Asking Price £495,000**

***A beautifully presented detached home in Farleigh Meadows, Tiverton.  
Finished to an incredibly high standard, this wonderful home is ready to move straight into!!  
Benefiting from four bedrooms, a spacious lounge, utility, south facing rear garden as well as  
a double garage and parking for up to six cars, viewing is highly recommended!!***



## Description

Approaching the home from the grand driveway, you are immediately struck by the stunning beauty of the property. Upon entering through the front door, you are greeted by a spacious entrance hallway with elegant Oak doors leading to all rooms. To the left, the lounge beckons with its abundant natural light streaming in through the patio doors and large window. The plush carpeting and wood burner add a cosy touch, creating the perfect space to relax and unwind.

Moving to the rear of the hallway, the kitchen/diner awaits, featuring sleek cream shaker style wall and base units that offer ample storage space. The well-equipped kitchen boasts modern appliances including a built-in fridge/freezer, two ovens, a dishwasher, and an induction hob. The dining area provides a welcoming space for a 6-8 seater table and chairs, with lovely views of the beautiful rear garden.

Continuing down the hall, a convenient Utility Room with laundry facilities and access to the rear garden adds functionality to the home. A Cloakroom and storage cupboard complete the ground floor layout.

Ascending to the first floor, four bedrooms and a family bathroom await. Bedroom One delights with its spacious layout and serene views of the rear garden. The ensuite shower room boasts modern grey tiling, a large shower cubicle, and a stylish vanity unit, creating a luxurious retreat. Bedrooms Two and Three offer ample space and built-in wardrobes with mirrored sliding doors, while Bedroom Four provides a cosy single bedroom. The family bathroom features a bath with shower, WC, and hand basin.

Outside, the sunny south-facing rear garden is a true sanctuary, complete with a charming patio seating area ideal for alfresco dining. The beautifully landscaped garden, divided by railway sleepers and adorned with mature shrubs, creates a picturesque outdoor oasis.

Completing the property, the front driveway accommodates parking for up to 6 cars and includes a double garage with up and over doors, providing additional storage and convenience.

## Council Tax, Tenure & Services

Council Tax Band - E

Freehold

All Mains Connected

## 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).

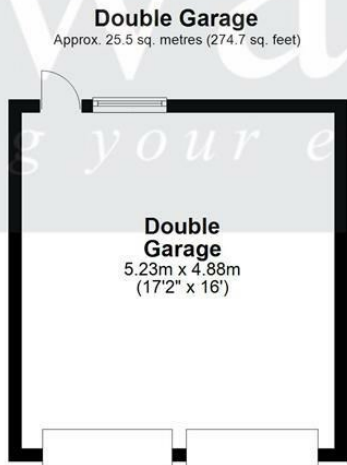
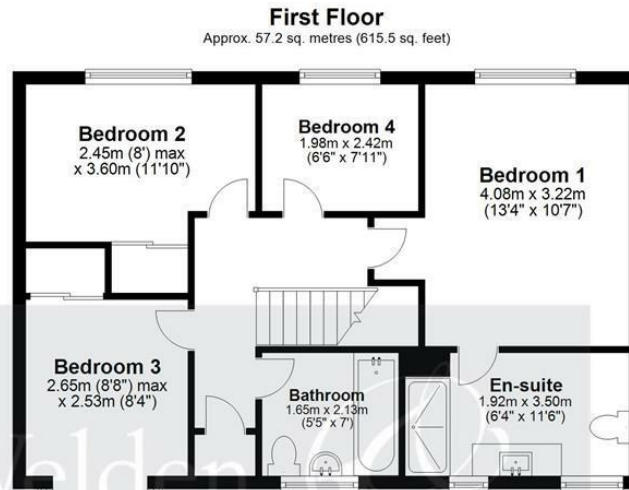
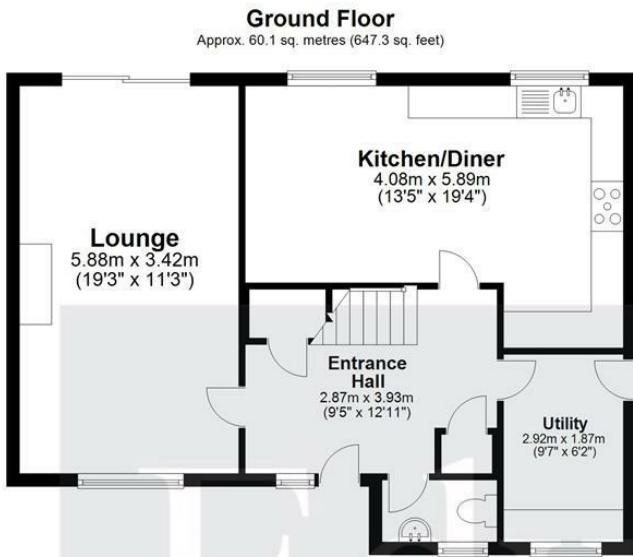
## Disclaimer

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. 142.8 sq. metres (1537.5 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>76</b>
(55-68) <b>D</b>	<b>62</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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