



23 Alsa Brook Meadow, Tiverton, EX16 6RY
£312,500

An immaculate and beautifully presented three bedroom home in a popular and convenient location. Having been lovingly renovated to an extremely high standard by the current owners, this fantastic property is ready to move straight into!



Description

Entering via the front door, the lounge is to the left of the entrance hall.

A large room with a window with beautiful wooden shutters to the front and patio doors to the rear flood the room with natural light. A built in entertainment unit, which can house a TV and your entertainment boxes as well doubling up as a fireplace with an electric fire.

The lounge is a great size with plenty of room for your living room furniture, finished off with oak effect wood flooring.

To the right of the entrance hall is the stunning kitchen diner. A fantastic room with space for a large dining table making it a great place to entertain.

The kitchen has light grey shaker style wall and base units and oak effect worktops as well as the added benefit of a 5 point induction hob, built in oven, dishwasher and fridge freezer. There is also a breakfast bar seating area and tiled flooring.

Off of the kitchen is a useful Utility Room, the same units and flooring flow through from the kitchen as well as a integrated washing machine. A door in the utility leads to the downstairs cloakroom with WC and hand basin.

Up to the first floor, the open landing has doors leading to all rooms. To the front is Bedroom One, a lovely sized double bedroom with built in wardrobes. An oak door leads to the modern ensuite, with herringbone tiling, WC, vanity unit and walk in shower. Bedroom Two is another great sized double with built in wardrobes and a beautiful wall panelled feature wall.

Bedroom Three is a large single, perfect as a study or dressing room. The family bathroom is also found on the first floor, with bath with shower over, WC, vanity unit and subway style tiling.

Externally, the rear garden has a great patio seating area, perfect place to enjoy Alfresco dining. There is also a low maintenance artificial lawn area and a door leading to the garage, as well as a gate which takes you to the driveway parking area for 2 cars.

Council Tax, Services & Tenure

Council Tax Band - C

Freehold

Mains gas, electric, water and sewage

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.

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.

Disclaimer

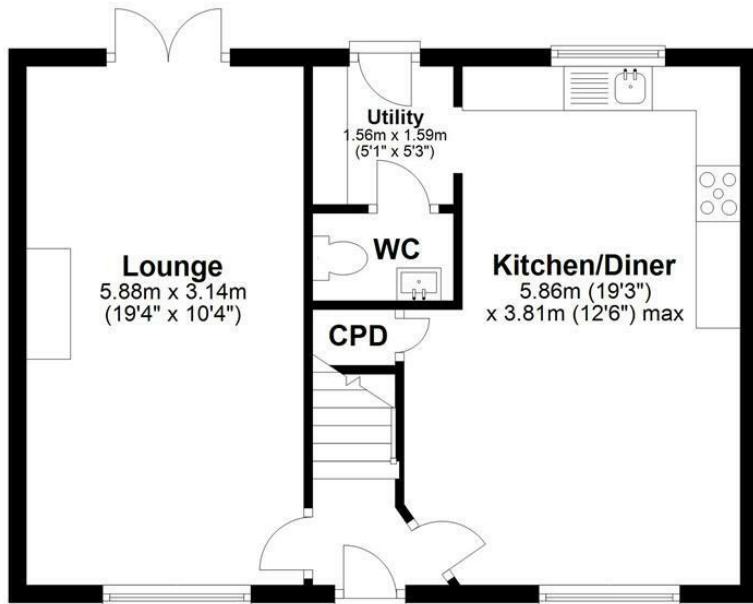
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



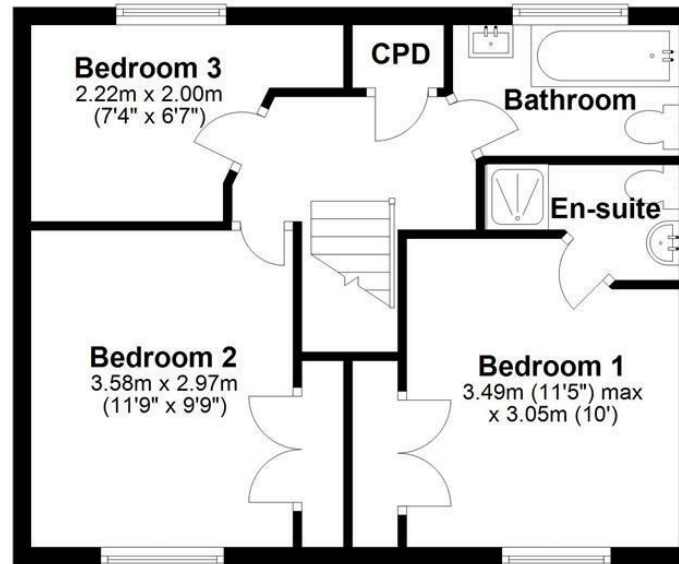




Ground Floor



First Floor



Total area: approx. 90.8 sq. metres (977.4 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) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

