



3 Pomeroy Road, Tiverton, EX16 4LX
£485,000

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Sat within a large, level plot with immaculate gardens, this two/three bedroom detached bungalow offers an extremely quiet cul-de-sac location and is offered to the market for the very first time!



Description

A large, level front garden is flanked by a driveway with parking for two cars, leading to the garage. To the left of the garage, the front door opens into an entrance porch, leading through to the spacious entrance hallway. There is a useful cloakroom with a WC and hand basin and storage cupboards which line one wall, perfect for storing shoes and coats.

To the left, a glass sliding door opens into the lounge. Spanning over 22 feet in length, this light and spacious room enjoys beautiful views over the front garden through large windows. From the lounge, there is an inner hallway leading to the two good size double bedrooms - both with fitted wardrobes, and the larger bedroom with a shower enclosure. The family bathroom offers a shower over the bath, a WC and a hand basin. At the end of the hallway, the dining room enjoys patio doors opening out onto the rear garden and could be converted into a third bedroom, if required. The kitchen shares the same great view over the rear garden, with plenty of solid wall and base cabinets, a double oven and plumbing for a washing machine.

The conservatory finishes this glorious bungalow with beautiful views over the garden. A door from here opens into the garden, which is mainly laid to lawn with a beautiful mature shrub boarder - the blossoming Azalea bushes and magnolia tree bring an abundance of wildlife and is the perfect spot for any keen gardener - I didn't want to leave!!

Services, Tenure & Council Tax

Mains gas, electricity, water and drainage.

Council tax band E.

Freehold tenure

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.


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.

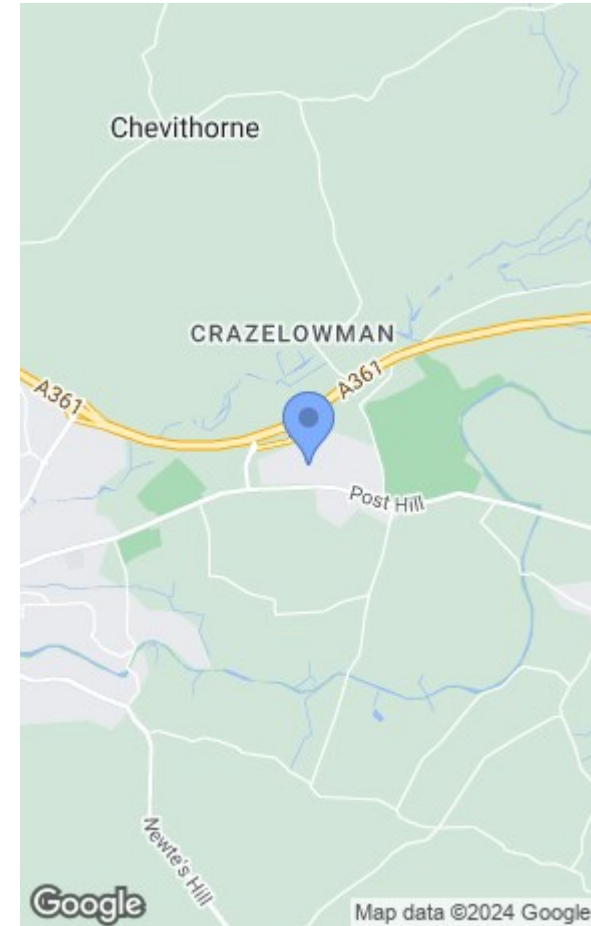
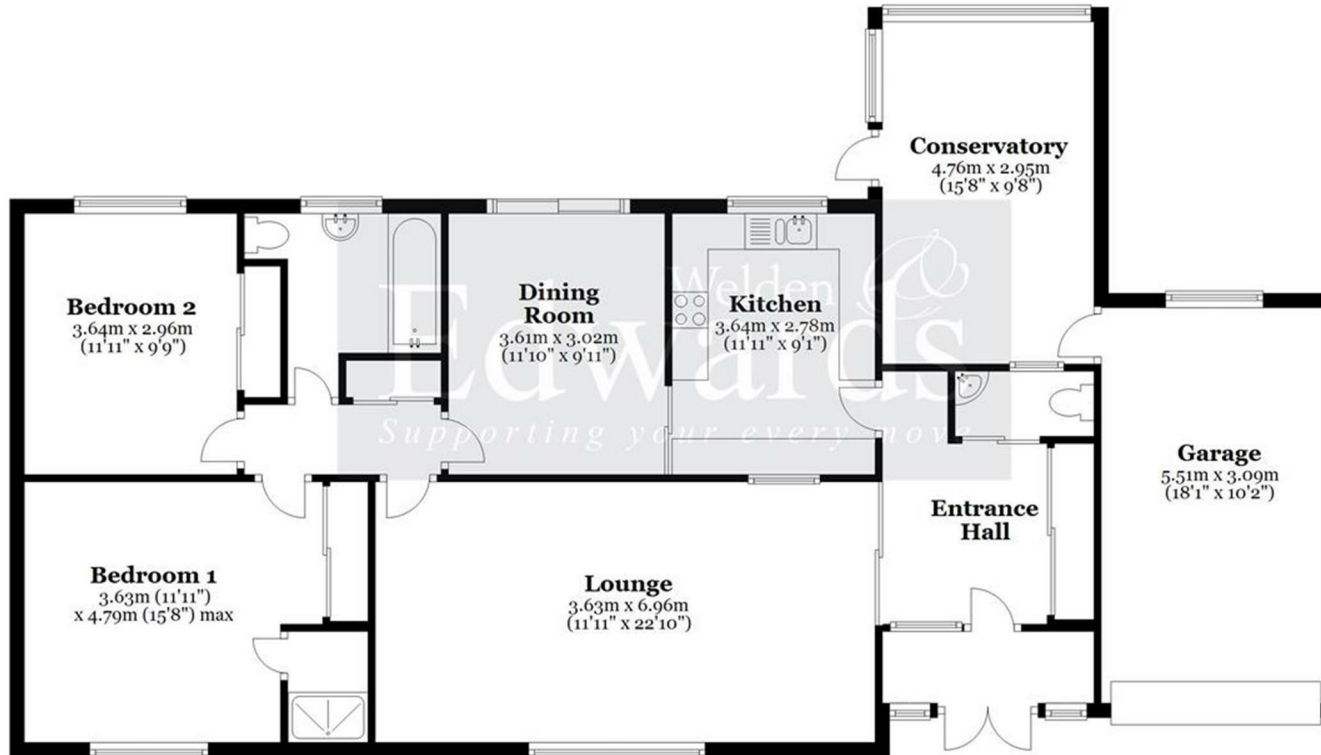






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



Total area: approx. 133.0 sq. metres (1431.9 sq. feet)
 This plan is for guidance only and is not to be relied upon. Measurements are approximate.

53 Bampton Street, Tiverton, Devon, EX16 6AL
 Tel: 01884 257 997
 sales@weldenedwards.co.uk

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