



14 Sandy Place, Tiverton, EX16 4FN
Offers In Excess Of £625,000

Discover an immaculate four double bedroom detached home at Post Hill, close to Blundell's School. Enjoy the tranquillity of its lovely cul-de-sac position overlooking Tiverton Golf Course and the convenience of a double garage and additional parking. The spacious open plan kitchen/family room is perfect for modern living, and the beautifully landscaped rear garden provides an idyllic retreat. This remarkable home truly must be seen to be fully appreciated! NO ONWARD CHAIN!



Description

Maintained as new throughout, this beautiful, energy efficient property was completed in 2020.

Upon entry, you are welcomed by an expansive entrance hall that provides access to the ground floor accommodation and an elegant staircase ascending to the first floor.

The ground floor features a light and spacious dual-aspect sitting room and a large open-plan kitchen/family room both of which overlook the rear garden. At the front of the house, a versatile office/study offers flexibility, potentially serving as a delightful children's playroom. In addition, a dining room, cloakroom and utility room complete the downstairs accommodation.

The heart of this home is the lovely open plan kitchen/family room. This room generously accommodates an informal dining and seating area and is fitted with an elegant range of high-gloss white base and wall units finished with quartz worktops. The kitchen is fully equipped with a five-ring gas hob, overhead extraction canopy, double electric oven and integrated dishwasher and fridge/freezer. Off the kitchen is an invaluable pantry area opposite which you find the utility room, featuring more fitted storage units, shelving, sink, and spaces for a washing machine and separate dryer. The dining room flows seamlessly from the kitchen providing ample space for a six-person dining table, perfect for hosting more formal dinners and gatherings.

Upstairs, you will find four spacious double bedrooms. The impressive principal suite is a luxurious retreat featuring a large dressing room with full height, fitted wardrobes along both walls leading to the generous en suite bathroom incorporating a full size bath and separate double shower cubicle. The remaining three bedrooms are all comfortably sized doubles, with the second bedroom benefiting from its own en suite shower room. The first floor also accommodates a well-appointed family bathroom, comprising a full size bath, WC, basin and a separate shower cubicle.

Outside, the rear garden has been meticulously landscaped by the current owner to create a serene oasis. A paved granite terrace provides an ideal setting for outdoor dining and entertaining, taking full advantage of the garden's desirable south-west exposure. Beyond the terrace, an array of raised beds brimming with plants, shrubs, and trees are interwoven with charming pathways leading to a shaded seating area beneath a pergola. A summerhouse, tucked away in the corner, doubles as an additional office space complete with power and lighting.

Adding a touch of enchantment, the garden is wired for power throughout, allowing for ambient evening lighting that transforms the space into a magical retreat.

Council Tax Band, Tenure & Services

Council Tax Band - F

Freehold

All Mains Connected

Management Fee of £239.00 Per Annum

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.

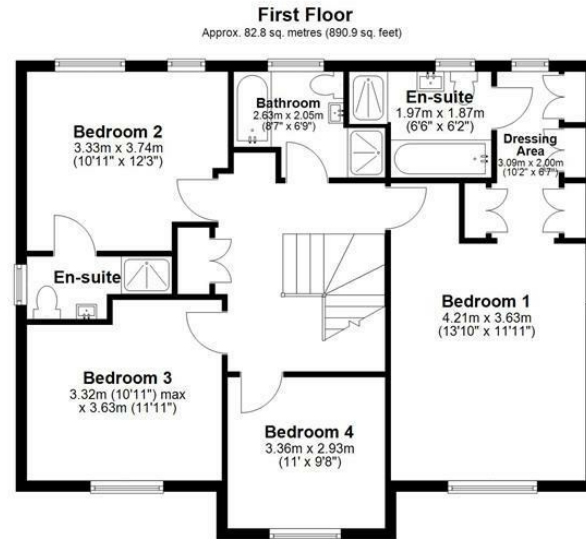
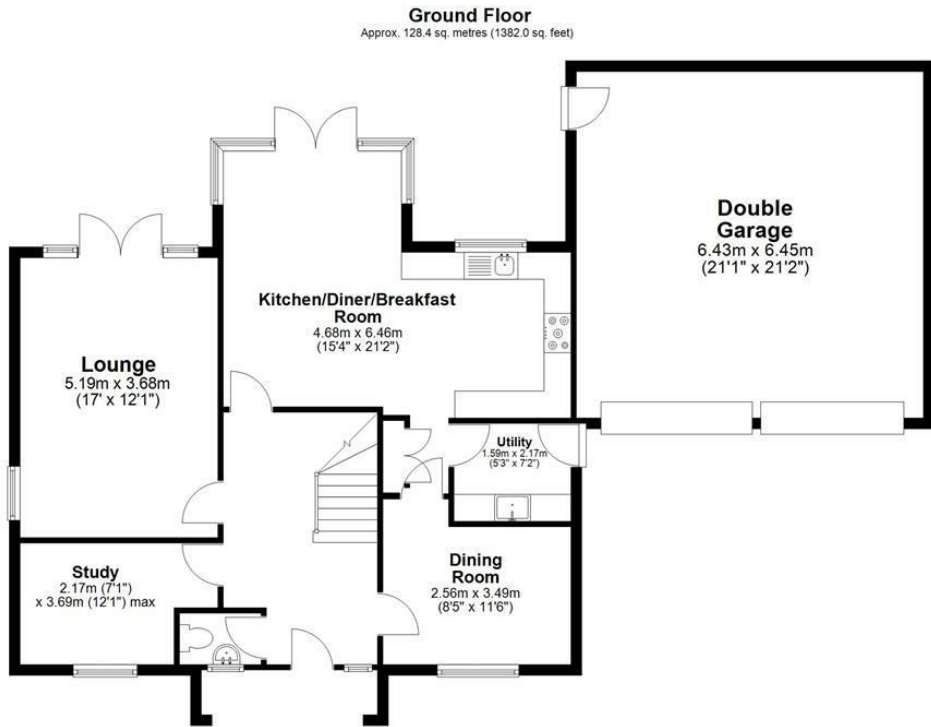
Disclaimer

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.







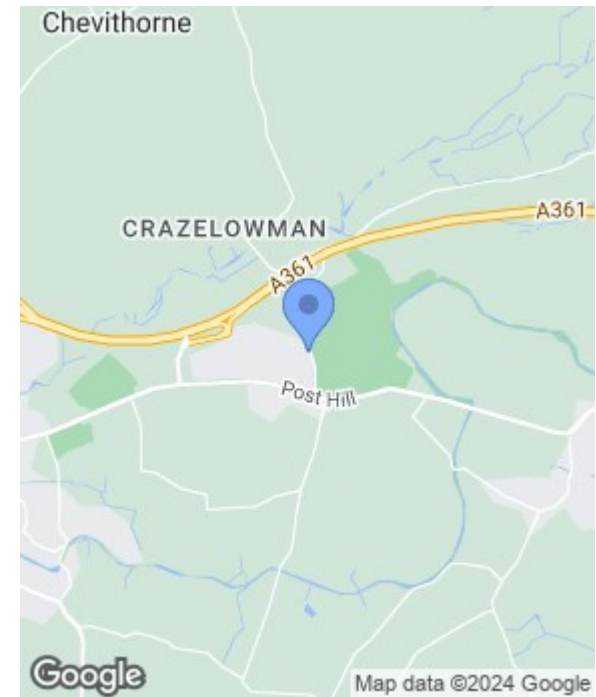


Total area: approx. 211.2 sq. metres (2272.9 sq. feet)

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) A		93
(81-91) B	85	
(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	



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