



16 Acland Way, Tiverton, EX16 5QA
Asking Price £409,950

An immaculately presented detached home, located in the popular Farleigh Meadows development of Tiverton. Having been tastefully extended by the current owners, this property benefits from three bedrooms, a large lounge, a spacious kitchen/diner, a garage and driveway parking. NO ONWARD CHAIN!!!!



Description

Approaching from the front, a beautifully landscaped section of lawn runs alongside the elegant paved driveway, providing ample parking for several vehicles and leading to the single garage with a convenient up and over door. Upon entering through the front door, you are greeted by a welcoming hallway that showcases a staircase leading to the first floor and offers access to the spacious kitchen/dining room, inviting living room, and convenient downstairs w.c. The generously sized living room features a dual aspect layout with large windows at the front and rear, offering breath taking views of the surrounding gardens. The well-equipped kitchen/dining room boasts a wide array of stylish wall and base units with sleek work surfaces, complemented by a range of integrated appliances and a functional utility space for additional appliances and storage. The dining area within the kitchen presents an ideal setting for a large family table.

Ascending to the first floor, you will find the three bedrooms and family bathroom. Bedroom One is a fantastic size bedroom, with lovely views overlooking the rear garden and fields beyond. There is a lovely walk in dressing room, which would also make a great ensuite! Bedroom Two is another large bedroom with the same wonderful views overlooking fields. Bedroom Three is a good sized single bedroom with ample space for bedroom furniture. The bathroom is a great size, with a corner bath, shower cubicle, hand basin and WC.

Externally to the rear, the garden features a generously sized patio area that spans the width of the house, offering an ideal spot for outdoor relaxation and entertaining under the sun. The expansive lawn area that extends beyond the patio is neatly enclosed by fencing on all sides, providing a secure and private setting. A convenient gated access on the side ensures easy entry and exit to the garden. Additionally, there is a practical garden shed for storing tools and equipment, along with rear access leading directly into the garage for added convenience.

Council Tax, Tenure & Services

Council Tax Band - D

Freehold

All Mains Connected

Gas Boiler Replaced in 2023

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.

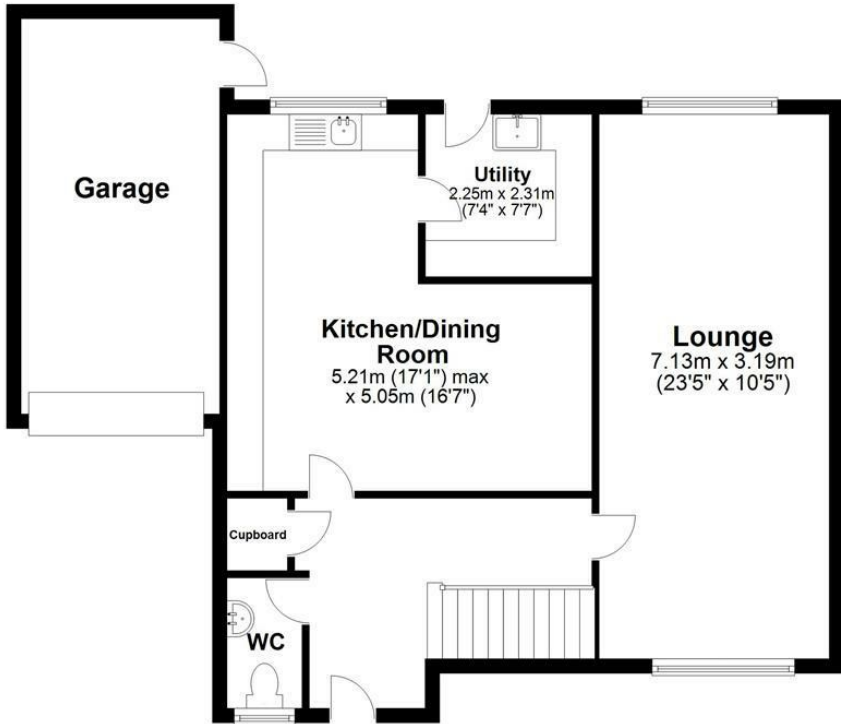




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

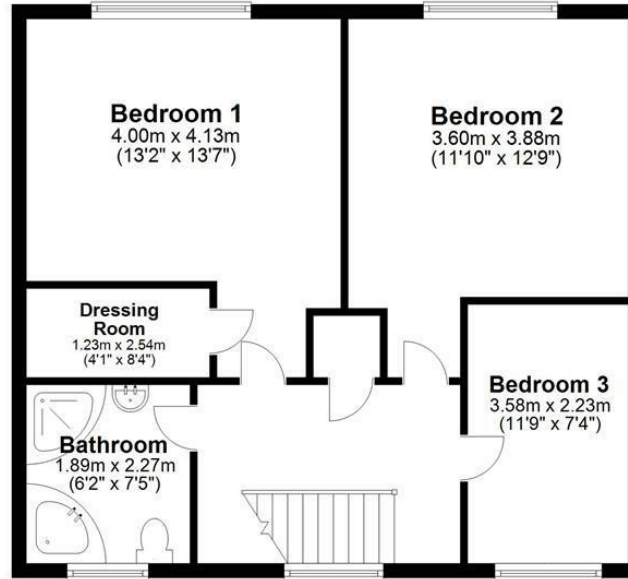
Ground Floor

Approx. 78.8 sq. metres (848.3 sq. feet)



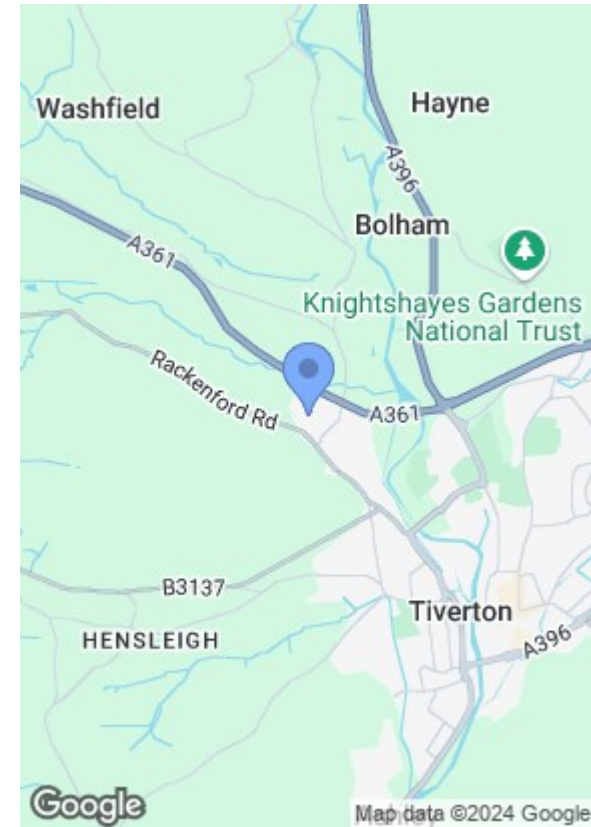
First Floor

Approx. 61.2 sq. metres (658.9 sq. feet)



Total area: approx. 140.0 sq. metres (1507.2 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.



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

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