



**99 Gale Way, Tiverton, EX16 5FA**  
**Asking Price £305,000**

***Tucked away to the rear of the estate, overlooking lush green, sits this charming semi-detached home is truly a hidden gem. Boasting three generously sized bedrooms, a light-filled lounge/diner perfect for entertaining guests, and a beautifully landscaped low maintenance rear garden, this property offers the perfect blend of comfort and convenience. Don't miss out on the opportunity to experience all that this home has to offer - schedule a viewing today and prepare to be amazed.***

### Description

Nestled discreetly at the rear of the sought-after Rackenford Meadows development and boasting serene views of the lush green surroundings, this exceptional three bedroom home offers a tranquil retreat.

Stepping through the inviting front door leads you into the expansive entrance hall, where to the left awaits a contemporary kitchen featuring a stylish array of white wall and base units, complemented by an integrated oven and hob. Additional amenities include space for a fridge freezer, and plumbing for a washing machine and dishwasher. Continuing through the hall reveals a convenient WC and a spacious under stair storage cupboard. At the rear of the home lies the generous lounge diner, bathed in natural light streaming through the patio doors that open onto the low maintenance rear garden.

Ascending to the first floor unveils three bedrooms and a well-appointed bathroom. Bedroom One is a delightful double bedroom offering a stunning outlook. This room is equipped with fitted wardrobes and an ensuite complete with a shower cubicle, WC, and hand basin. Bedroom Two provides another sizeable double bedroom, while Bedroom Three offers ample space as a large single room. The family bathroom boasts a relaxing bath, WC, and hand basin.

Outside, the rear garden provides a relaxing oasis to savour the warmer weather, with a predominantly lawn area and a charming patio seating space. The front of the property boasts convenient off-road parking for two vehicles.

### Council Tax, Tenure & Services

Council Tax Band - C

Freehold

All Mains Connected

There is an annual management charge of approx. £90.00

### 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).

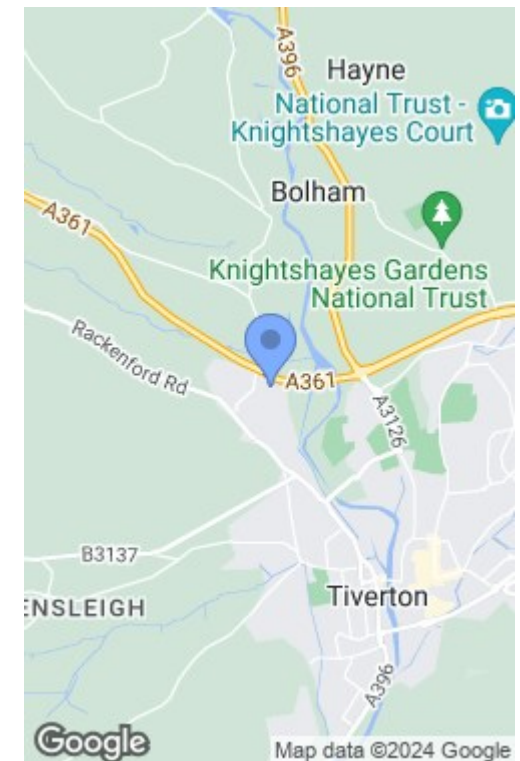
### Tiverton

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

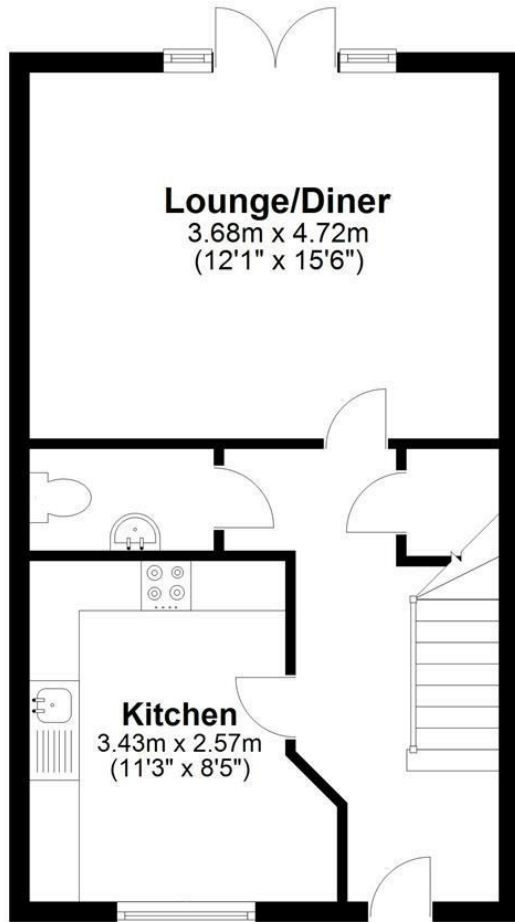
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(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



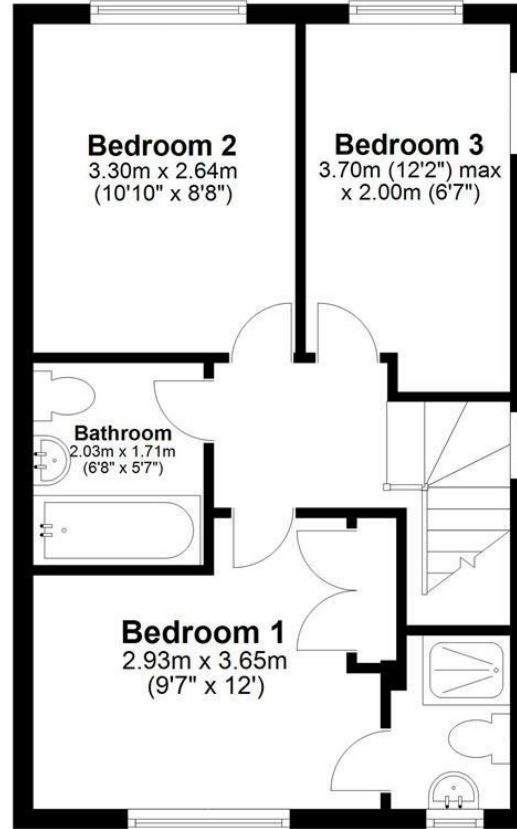
## Ground Floor

Approx. 39.3 sq. metres (422.8 sq. feet)



## First Floor

Approx. 37.6 sq. metres (404.4 sq. feet)



Total area: approx. 76.9 sq. metres (827.2 sq. feet)

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

