



12 Alsa Brook Meadow, Tiverton, EX16 6RY
£345,000

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Situated within a popular residential area with very good transport links, this large end of terrace house has been well loved by the current owners for almost 20 years. With two very spacious reception rooms, as well as a well designed kitchen/breakfast room and four bedrooms, this family home offers versatile, well presented living accommodation throughout.



Description

The front door opens into a spacious entrance hallway. On the left, the downstairs cloakroom offers a WC and hand basin and to the right is the dining room, a light, airy, dual aspect room.

The kitchen, the hub of this home, offers a very good range of wall and base kitchen units in a solid wood finish. The appliances are built in and include a waste disposal unit, a slimline dishwasher, washing machine and fridge freezer. With plenty of floor space for a breakfast table in front of patio doors opening to the garden, this is the perfect spot to sit and have your morning coffee.

The first floor, accessed via stairs from the hallway, offers the first of the four bedrooms on the right. With space for a double bed, plus living furniture if required, this room has the additional benefit of a large ensuite offering a WC, hand basin and shower enclosure. The formal sitting room is also on the first floor, also dual aspect, making this room light and airy. This room would also lend well as a further bedroom, if needed.

The second floor is home to a further three bedrooms - bedroom two with large fitted wardrobes and cupboards - and a family bathroom with a bath, WC and hand basin.

Outside, the pretty south facing rear garden is laid to stone patio enclosed by a bricked wall for privacy. A gate from the garden leads through to a parking space, adjacent to the garage with an up-and-over door.

Services, Tenure & Council Tax

Mains gas, electricity, water and drainage.

Council tax band D.

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.







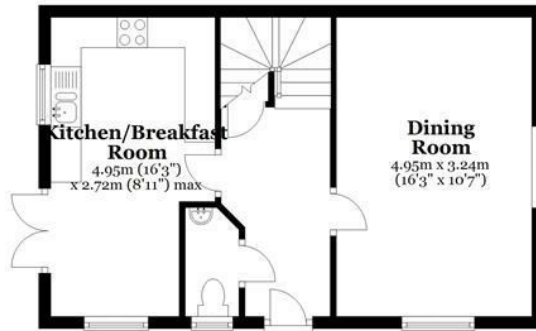
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

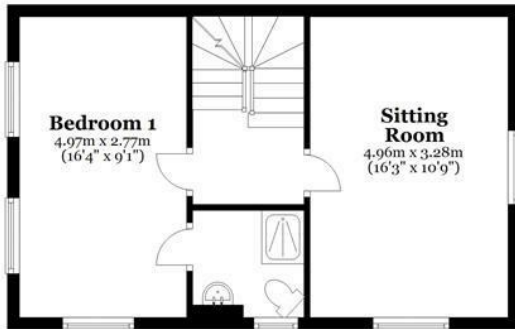
Ground Floor

Approx. 39.4 sq. metres (424.0 sq. feet)



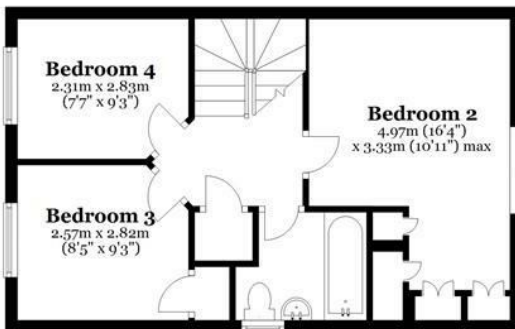
First Floor

Approx. 40.2 sq. metres (432.4 sq. feet)



Second Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Total area: approx. 120.6 sq. metres (1298.3 sq. feet)

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

- Four/five bedrooms
- Spacious accommodation over three floors
- Well designed kitchen/breakfast room
- Low maintenance rear garden
- Garage and driveway parking
- Gas central heating
- Popular residential area
- Very well presented throughout

