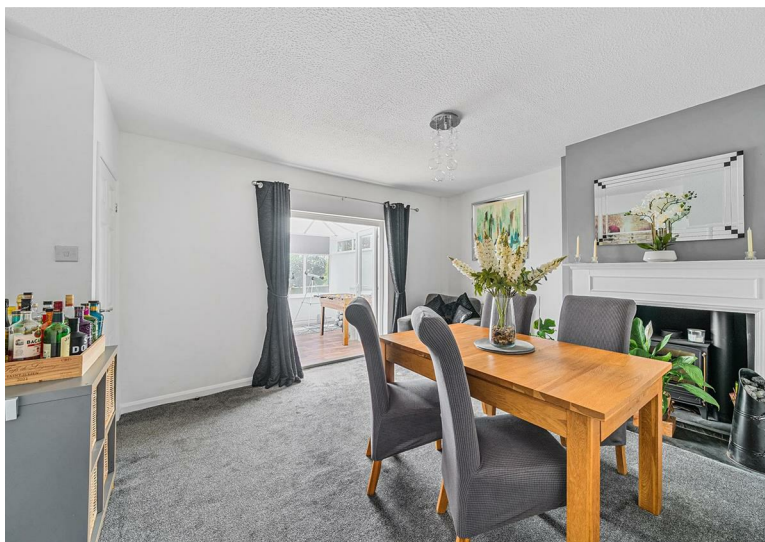




2 Wayside, Tiverton, EX16 8LX
Asking Price £425,000

A wonderful family home located in the lovely village of Pennymoor. Benefitting from four bedrooms, large rear gardens, and ample living accommodation, this property needs to be viewed to appreciate all it has to offer!!



Description

Introducing an exquisite family home nestled in a charming village, offering a wealth of exceptional accommodation for modern living. This substantial residence features three well-appointed reception rooms, including a particularly inviting sitting room that boasts a cosy wood burner. The impressive master bedroom is a true retreat, complete with a sumptuous dressing room and a generously sized en-suite bathroom. A delightful conservatory extends from the dining room, flooding the space with natural light and providing a seamless connection to the beautiful outdoor scenery.

Upon entering the ground floor, you'll be greeted by a welcoming entrance porch leading into a spacious entrance hall. This opens up to an inner hall, cloakroom, and a versatile study. The heart of the home is the expansive 17'2" sitting room, which showcases stunning views of the rear garden complemented by a modern wood burning stove, perfect for those chilly evenings. The well-designed 14'6 kitchen leads to a dedicated dining area and the sunlit conservatory.

As you ascend to the first floor, you'll find a bright landing leading to the impressive 17'2 master bedroom, which offers fantastic vistas, a large walk-in dressing room, and an elegant en-suite bathroom. The first floor also accommodates three additional bedrooms and a family bathroom, making it ideal for families of any size.

Externally, this wonderful property presents ample parking available at both the front and side, providing convenient access to the main entrance. The sizable, level gardens are predominantly located at the rear, enjoying a sunny southerly aspect, and feature a large patio area ideal for outdoor entertaining, a decked terrace showcasing breath-taking views, a soft fruit bed for homegrown delights, and a workshop for the hobby enthusiast.

This stunning home combines the tranquillity of country living with the practicality of good transport links, conveniently situated near the vibrant towns of Tiverton and Crediton. This is a rare opportunity to enjoy the best of both worlds in a picturesque setting.

Services, Tenure & Council Tax

Mains electricity, Septic Tank. Gas central heating and hot water.

Mid Devon District Council - Band B

Freehold

Broadband - Standard and Ultrafast Available.

Mobile - EE, Three, Vodafone and O2 Limited.

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.

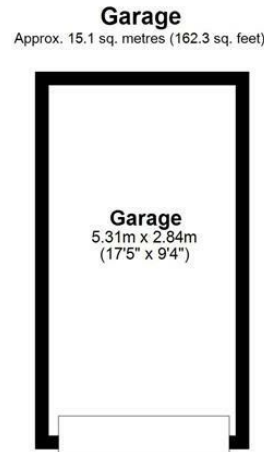
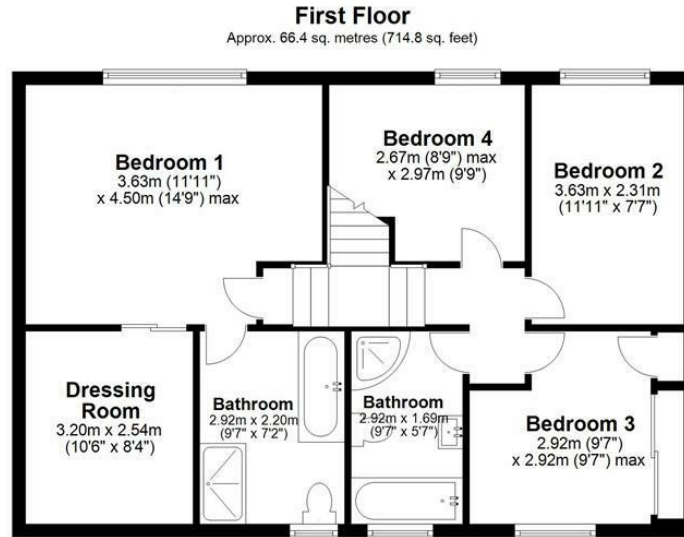
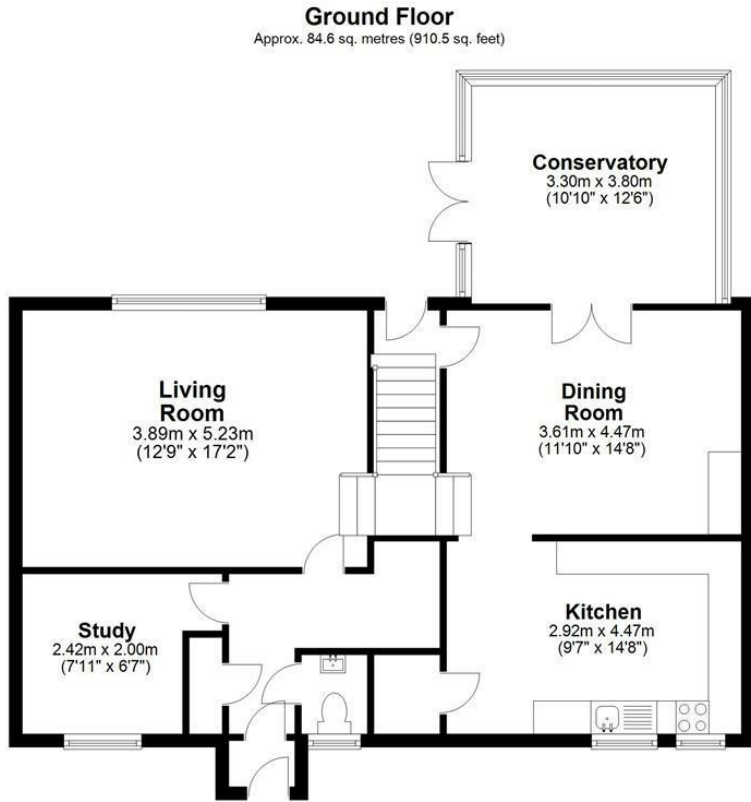
Disclaimer

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.









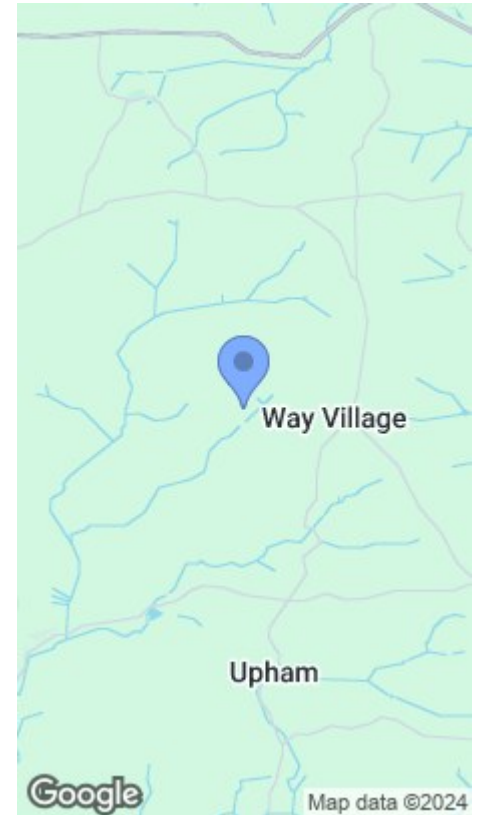
Total area: approx. 166.1 sq. metres (1787.6 sq. feet)

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

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