



30 Marguerite Road, Tiverton, EX16 6TD
Asking Price £465,000

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A beautifully presented four bedroom detached home, located in a lovely area of Tiverton. Benefitting from a substantial garden, spacious living accommodation as well as a garage and driveway parking, this property needs to be viewed to appreciate all it has to offer.



Description

Nestled in an idyllic location within a highly sought-after area of Tiverton, this exceptional home offers both charm and functionality.

As you step through the front door, you are greeted by a spacious entrance hall that seamlessly connects to all the downstairs rooms. To the left, the cosy lounge awaits—an inviting space that is generously proportioned, allowing plenty of room for your living room furnishings. The dual-aspect windows flood the room with natural light, while a luxurious gas fire adds warmth and ambiance for those chilly evenings.

At the rear of the home lies the true heart of the property—a spacious kitchen/diner that exudes elegance. This stunning area features an array of oak wall and base units, beautifully complemented by striking granite worktops. The kitchen is equipped with modern conveniences, including an integrated fridge freezer, a twin butler sink, and a range-style cooker, making it a chef's delight. A convenient door leads from the kitchen to a well-appointed utility room, outfitted with additional storage cupboards and plumbing for a washing machine. The utility room also provides access to the enchanting rear garden, and a further door leads to a stylish downstairs cloakroom.

Flowing gracefully from the kitchen, the dining area is a delightful space that comfortably accommodates a table for six and is perfect for family gatherings. This area opens up into a wonderful conservatory, an inviting spot where you can relax and take in the views of the meticulously maintained rear garden.

As you ascend to the first floor, you'll discover four inviting bedrooms and a modern family bathroom. The master bedroom is a spacious double that has been tastefully decorated, featuring ample space for all your bedroom furnishings and the added convenience of an ensuite equipped with a shower cubicle, hand basin, WC, and generous storage cupboard. Bedrooms Two and Three are both well-proportioned double rooms, while Bedroom Four serves as a good-sized single. The family bathroom completes this level with stylish modern tiling, a bath with a shower overhead, a WC, and a hand basin.

Externally, the rear garden is a true sanctuary—a substantial plot that has been lovingly nurtured by the current owners over the years. The patio area is ideal for alfresco dining, providing the perfect backdrop for entertaining guests. This fully enclosed garden also boasts a shed, a greenhouse, and a charming summer house. A gate conveniently leads to the front of the property.

To the front, you'll find driveway parking for two cars, accompanied by a garage featuring an electric roller door for added convenience. This stunning home promises a perfect blend of comfort and style, making it an ideal family retreat. With its exceptional living spaces, beautifully maintained garden, and prime location in Tiverton, this property is truly a must-see. Don't miss your chance to make this delightful house your new home!

Services, Tenure & Council Tax

Freehold

All Mains Connected

Council Tax Band D

Broadband Speeds

Standard 6 Mbps

Superfast 76 Mbps

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.

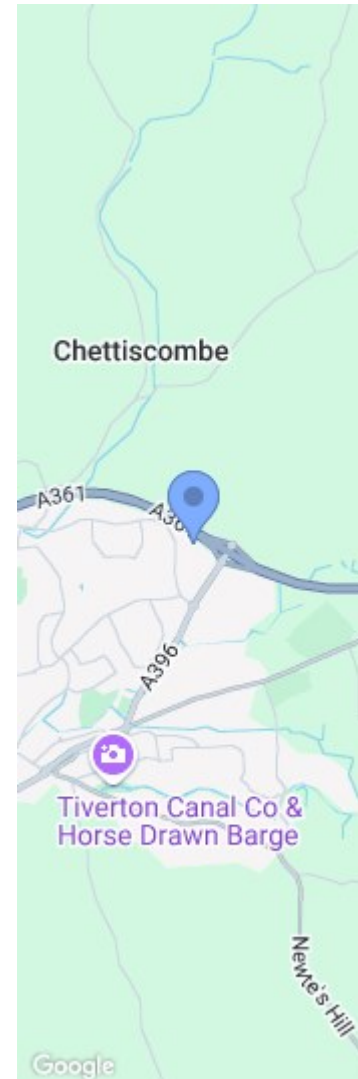
Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

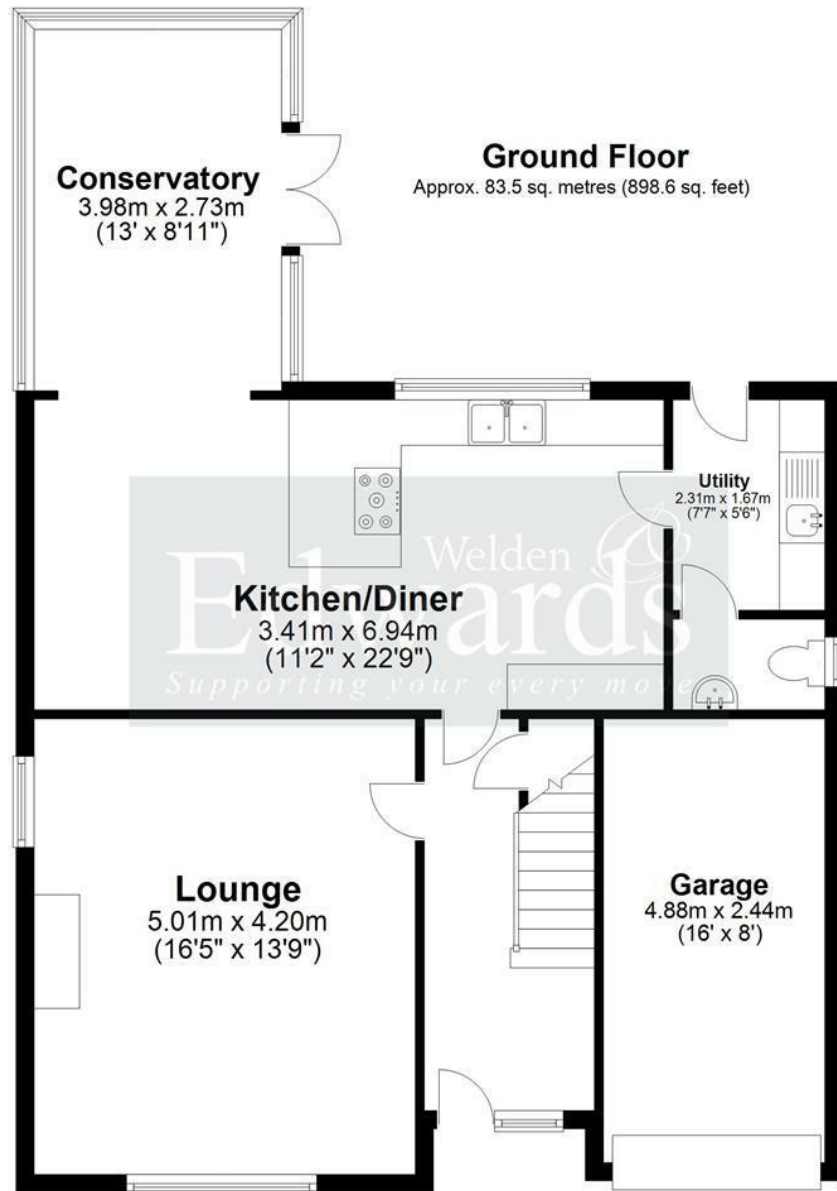
Disclaimer

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			
(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	







Total area: approx. 144.2 sq. metres (1551.6 sq. feet)

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