



**15 Sideling Fields, Tiverton, Devon EX16 4HG**  
**£275,000**

Welden   
**Edwards**  
*Supporting your every move*

*An immaculately presented three bedroom bungalow sat on the edge of town with stunning views of Knightsayes Estate and beyond. Benefiting from a lovely open plan living area, a garage, and low maintenance rear garden. Viewing is highly recommended.*



## Description

Entering through the front door, you are greeted by a spacious and inviting living area that sets the tone for the home's elegant charm. Thoughtfully renovated, this open plan layout creates a harmonious flow between spaces, allowing you to appreciate the stunning views from every angle.

The lounge is a sanctuary of tranquility, bathed in natural light from expansive windows that frame the breathtaking vistas of rolling hills. It's an ideal retreat for relaxation after a long day, where you can immerse yourself in the scenic beauty beyond. Adjacent to the lounge is the dining area, perfectly designed to accommodate six guests comfortably, making it an ideal spot for entertaining or family gatherings.

The modern kitchen follows suit, featuring sophisticated grey shaker style wall and base units that blend seamlessly with luxurious marble effect worktops. Equipped with an integrated fridge freezer and dishwasher, this kitchen is both functional and stylish. The breakfast bar, accommodating two, offers a casual dining option that enhances the space's versatility.

Patio doors lead to the serene rear garden, where outdoor living is elevated to new heights. Bedroom One serves as a peaceful haven, featuring a spacious double layout with a built-in cupboard for convenient storage. Bedroom Three, a generous single, is awash with light from its window that overlooks the rear garden. Meanwhile, Bedroom Two boasts a picturesque large window that provides panoramic views, making it a delightful retreat.

Completing the interior is the modern shower room, featuring a sleek shower cubicle, hand basin, and WC, ensuring functionality meets style.

Externally, the rear garden is a true haven, with a lovely private patio seating area, perfect for alfresco dining. Steps lead to the lawn area which backs on to lush green fields.

The front garden, tastefully laid to lawn, offers a charming spot for a bench where you can sip your morning coffee while taking in the surrounding views.

The property also includes a garage, adding convenience and storage options to this exquisite home.

## Council Tax, Tenure & Services

Council Tax Band - B

Freehold

All Mains Connected

Approx Broadband Speeds:

Standard 15 Mbps

Superfast 80 Mbps

## Tiverton

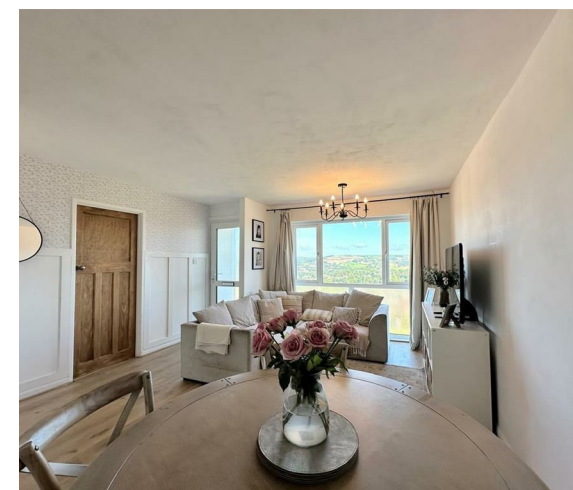
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

## 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](mailto: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.

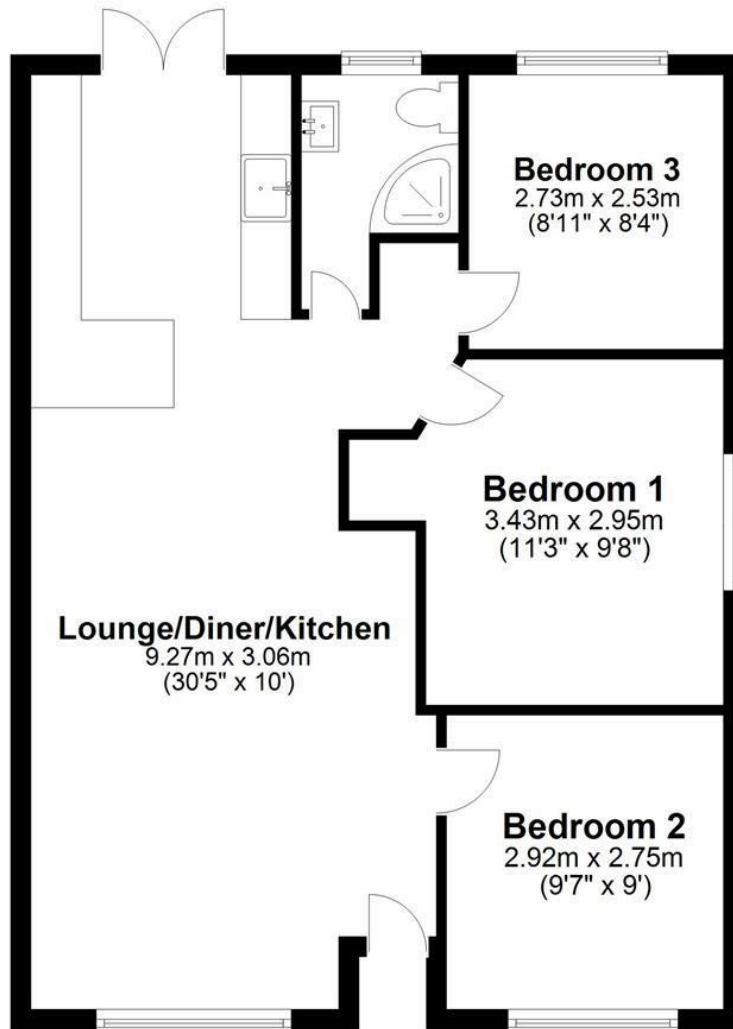






## Ground Floor

Approx. 63.1 sq. metres (679.6 sq. feet)



Total area: approx. 63.1 sq. metres (679.6 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
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	
		61	84

