



**Cobblestones, 2 New Place Bakers Hill, Tiverton, EX16 5BS**  
**Asking Price £595,000**

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**Edwards**  
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***A fantastic detached Chalet Bungalow that enjoys a large spacious plot in a sought after area of Tiverton. Benefiting from three bedrooms, double garage, driveway parking and lovely wrap around gardens, this home needs to be viewed to appreciate all it has to offer.***



Description

Welcome to Cobblestones, where elegance meets modern living. As you glide through the majestic electric gates, you're invited down the meticulously crafted driveway that leads you directly to the entrance. The charming porch welcomes you, setting the stage for the warmth that awaits within.

Upon stepping through the front door, you're immediately enveloped by a spacious entrance hall that acts as a hub, with doors branching out to various rooms throughout the home. To your right lies the kitchen—a sleek and stylish space that beautifully marries functionality with aesthetics. Adorned with cream wall and base units and graced with sumptuous granite worktops, this modern kitchen is equipped with an integrated eye-level NEFF double oven, alongside plumbing provisions for a washing machine. Bathed in natural light thanks to its dual aspect windows, the kitchen also offers a cosy nook perfect for a small dining table, ideal for enjoying casual meals. A door at the rear of the kitchen opens into a practical rear hall that connects conveniently to the cloakroom and the enchanting rear garden.

To the left, you'll discover an expansive lounge, a serene space to unwind after a bustling day. Luxuriously warmed by a wood burner, this inviting room transforms into a snug retreat during the colder months. From here, patio doors open onto a delightful patio seating area, offering picturesque views over the beautifully maintained front garden. Adjacent to this is a generous dining room, capable of accommodating a 12-seater table, making it the perfect venue for grand gatherings and entertaining. This room seamlessly leads into the charming Sun Room, a bright sanctuary where you can bask in sunlight whilst enjoying tranquil vistas of the garden—truly a joyful space.

Retreat to Bedroom One, situated at the rear of the property, where you'll find a comfortably sized double bedroom equipped with fitted wardrobes for all your storage needs. Another inviting double bedroom on the ground floor also overlooks the serene rear garden. The well-appointed shower room features a corner shower cubicle, a WC, and a sleek vanity unit with ample storage. Completing the ground floor are an airing cupboard and an additional storage cupboard, perfect for stashing away shoes and coats.

Venturing up to the first floor, you'll discover another delightful double bedroom that benefits from dual aspect windows, filling the space with natural light and offering lovely views of the rolling hills from the front. Thoughtful eaves storage allows for additional organization. The landing features practical storage solutions, including a substantial wardrobe-style cupboard and another expansive cupboard. A well-equipped bathroom completes this level, featuring a soothing bath, a WC, and a stylish vanity unit.

Outside, the rear garden presents a stunning retreat, predominantly laid to lawn and bordered by a diverse range of mature trees and shrubs, creating an inviting atmosphere. The garden gracefully wraps around the property, providing various spots to relish the beauty of the summer months.

At the front of the home, the driveway comfortably accommodates at least five vehicles and culminates in a spacious double garage, complete with an electric roller door for convenience. An additional bonus is the electric car charger neatly housed in the garage, with a door granting further access to the rear garden.

This remarkable property is also outfitted with 17 individually owned solar panels, coupled with a 10kW Lithium battery, ensuring energy efficiency and sustainability while enhancing your modern lifestyle. Cobblestones truly embodies a harmonious blend of comfort, style, and practicality, making it the perfect place to call home.

Services, Tenure, & Council Tax

All Mains Connected - 17 Individual Solar Panels with a 10kW Lithium Battery  
Freehold  
Council Tax Band - E  
Approx Broadband Speed:  
Standard 15 Mbps  
Superfast 80 Mbps  
Ultrafast 900 Mbps

Tiverton

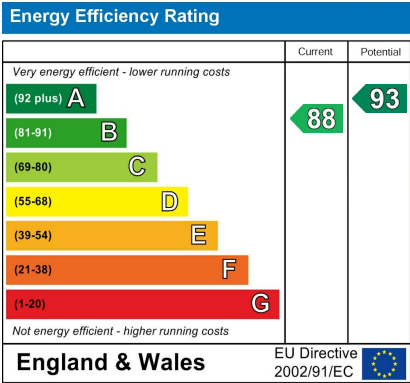
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.









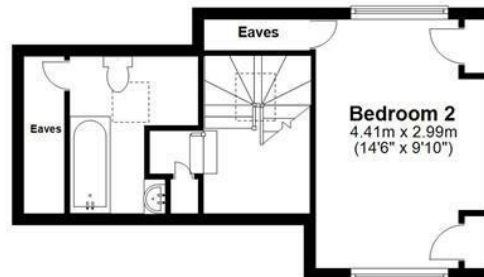




**Ground Floor**  
Approx. 162.1 sq. metres (1744.4 sq. feet)



**First Floor**  
Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 190.2 sq. metres (2047.2 sq. feet)

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