



46 Oakfields, Tiverton, EX16 6XF
£295,000

Discover this immaculately presented townhouse that perfectly blends style and functionality. Boasting three spacious bedrooms, this home is ideal for both relaxation and productivity. Enjoy the convenience of not one, but two garages, offering ample storage and parking solutions. A lovely conservatory extends living space, inviting natural light and providing a serene spot to unwind. The low-maintenance rear garden serves as a delightful outdoor retreat, perfect for entertaining or simply enjoying the fresh air. This property is a harmonious blend of modern comforts and practical living, making it a true gem.



Description

As you step through the front door, you're warmly welcomed into a charming entrance hall that sets the tone for the rest of the home. To your right, the kitchen beckons enticingly, boasting an elegant array of wall and base units, complemented by a built-in gas hob and oven. The breakfast bar not only elevates the functionality of this culinary haven but also serves as a perfect gathering spot for family and friends.

At the rear of the property, the expansive lounge diner unfolds—an inviting retreat meticulously designed for relaxation and unwinding after a hectic day. Double patio doors bathe the room in natural light, seamlessly bridging the indoors with the picturesque rear garden. Off of the lounge, doors lead you to the wonderful conservatory, a great addition to the home. The inclusion of a spacious under-stair storage cupboard and a conveniently located cloakroom enhances both the practicality and charm of this ground floor oasis.

Venturing upwards, the first floor reveals two generously proportioned double bedrooms paired with a well-appointed family shower room that caters to both comfort and convenience.

The second floor is dedicated to the luxurious primary suite, a true sanctuary featuring a spacious double bedroom, a walk-in wardrobe, and a separate shower room with WC, providing a private haven that expertly balances comfort with versatility.

Stepping outside, the low-maintenance rear garden transforms into a serene oasis, perfect for al fresco dining or quiet moments of relaxation. A charming wrought iron staircase gracefully connects this tranquil space to one of the garages enhancing the overall aesthetic appeal of the property while also delivering convenience and functionality to its residents. This thoughtful design feature not only adds to the property's sophistication but also enriches the everyday living experience.

Council Tax, Services and Tenure

Freehold

All Mains Connected

Council Tax Band - C

Of Com Broadband Speeds:

Standard 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Approx Mobile Phone Service - EE, O2, Vodafone - 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.

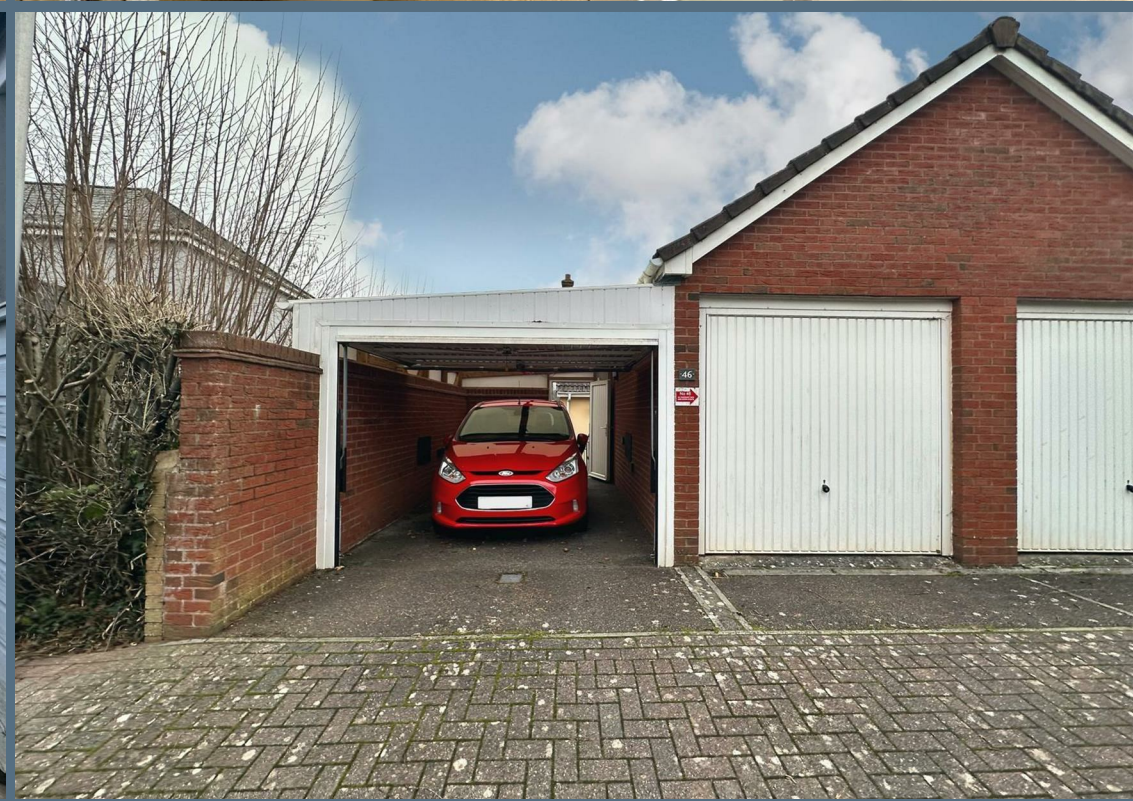
Tiverton

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.





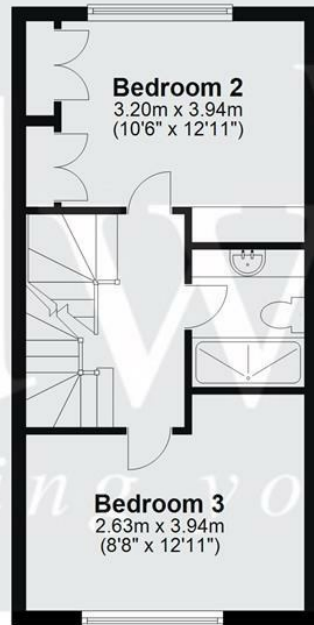


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

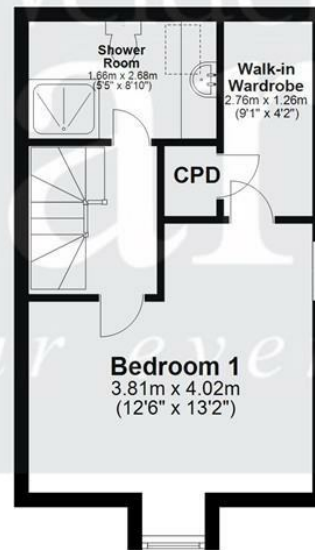
Ground Floor



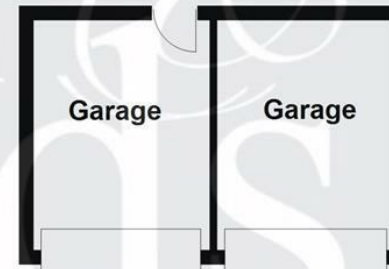
First Floor



Second Floor

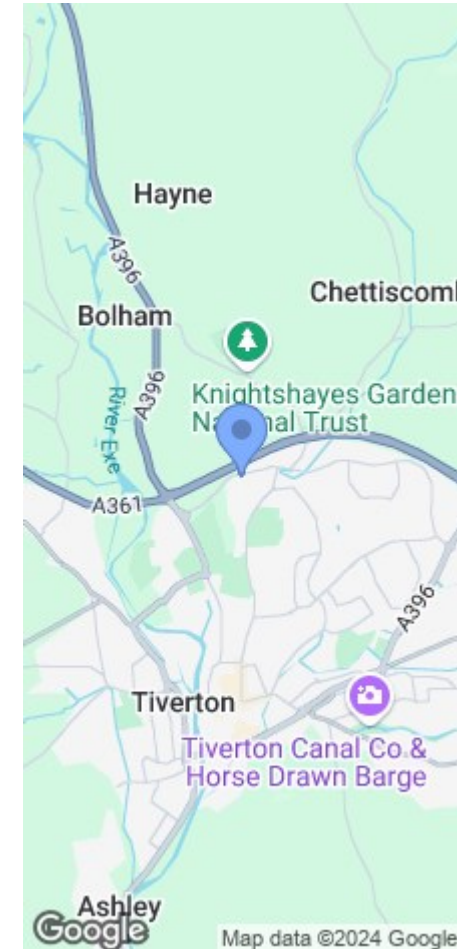


Garages



Total area: approx. 131.2 sq. metres (1412.2 sq. feet)

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



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