



7 Crowden Crescent, Tiverton, Devon EX16 4ET
Guide Price £385,000

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A simply stunning three bedroom semi-detached bungalow located in the sought after Canal Hill area of Tiverton. The bungalow has been subject to complete refurbishment and extended to provide spacious living accommodation and finished to an extremely high standard to create a modern, high specification home.



Description

Approaching the property from the road, you will instantly notice just how stunning this home really is.

There is driveway parking for 2 vehicles, a low maintenance front garden and useful store.

Recently renovated by the current owners, the home has been planned with modern open plan living in mind. The entrance hall has plenty of space to tidily store your shoes and coats and the added benefit of a utility cupboard with plumbing for a washing machine and space to store all your cleaning supplies. Through to the hub of the home, the open-plan lounge/kitchen/diner. This fantastic space offers a well-thought-out design and benefits from bi-fold doors and a set of patio doors opening onto the large garden patio. The kitchen has modern grey wall and base units with oak handles, shelving, marble effect worktops and herringbone tiling. There is a built in oven, induction hob and extractor fan as well as a kitchen island providing a breakfast bar seating area and a integrated dishwasher and further storage. The dining area is a great size with plenty of space for a large dining table making this the perfect entertaining space. Onto the lounge, with a built in handmade entertainment shelving unit, and stunning sage panelling. The most charming feature of the room is the window seat. The current vendors have created a beautiful seating area with shelved storage underneath, creating the perfect place to sit and unwind after a long day.

Bedroom One is a large double with plenty of space for additional bedroom furniture. There is also a stunning ensuite with a walk in shower with floor to ceiling tiling, a vanity unit, and WC, completed with matte black finishing's.

Bedroom Two is another great sized double bedroom with views overlooking the front garden, and Bedroom Three is a small double overlooking the rear garden.

The family bathroom is truly impressive, with a freestanding bath, a separate shower cubicle with floor to ceiling grey tiling, a hand wash basin and WC, beautifully finished with sage wall panelling and matte black finishing's.

Externally the rear garden is a fantastic space with a large patio seating area, a great place to sit and enjoy the warmer evenings, with the rest being laid to lawn with a mature shrub border.

Tenure, Council Tax & Services

Freehold

Council Tax Band C

Mains Gas, Electricity, Water and Sewage

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.

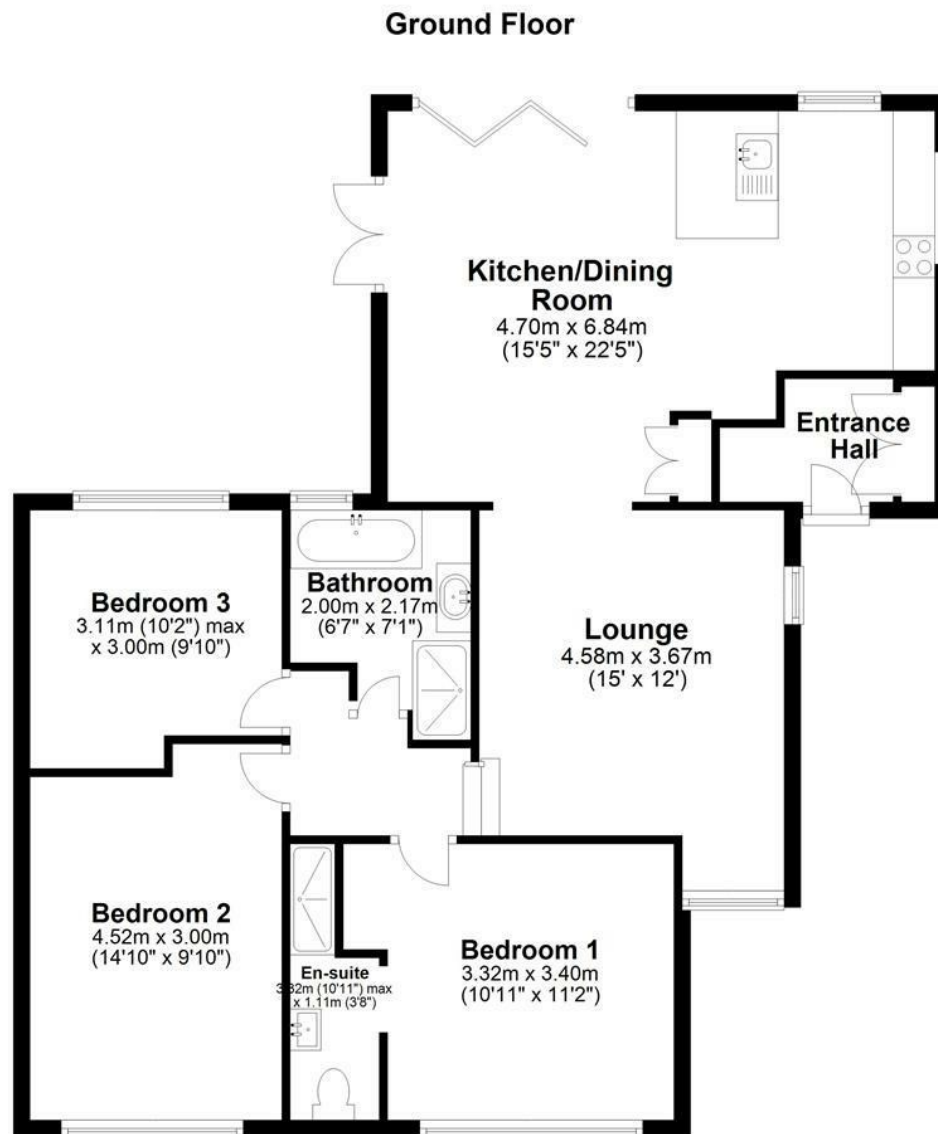
Disclaimer

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.







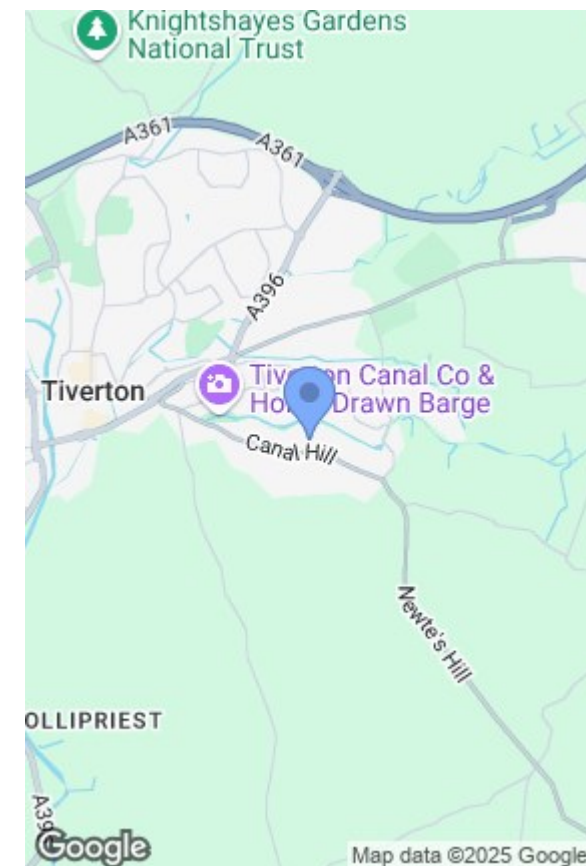


Total area: approx. 95.4 sq. metres (1026.5 sq. feet)

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		86
(81-91) B		
(69-80) C	73	
(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



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