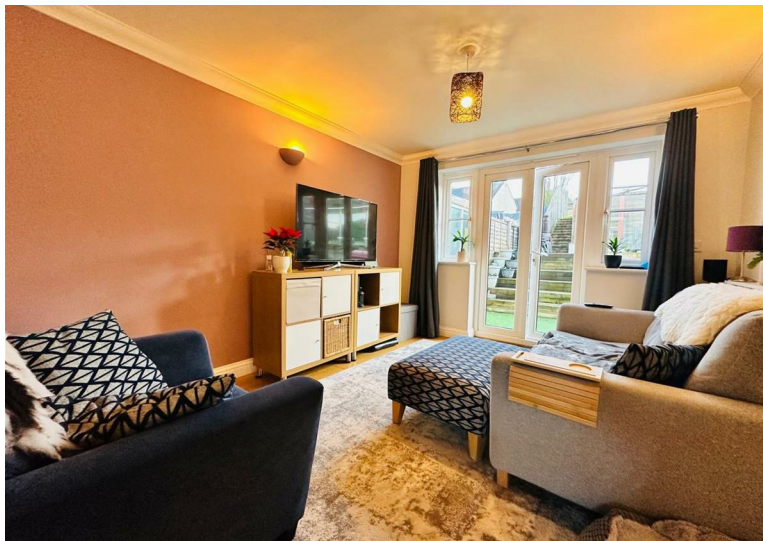




49 Devonshire Rise, Tiverton, EX16 4QR
Asking Price £320,000

Welden
Edwards
Supporting your every move

A well presented three bedroom semi-detached house with TWO garages & TWO parking spaces in a quiet, enviable position with little passing traffic. The property comprises of a lounge/diner, a fitted kitchen, a downstairs cloakroom, three bedrooms and a bathroom, plus a wonderful landscaped garden.



Description

Viewing is highly recommended of this three bedroom semi-detached family home, situated within Devonshire Rise, benefiting from lovely views over Tiverton.

The front door opens to a entrance hallway with access to a downstairs cloakroom and through to the living room to the rear. The living room is light, airy and 'L' shaped in design, creating a dining area and a lounge with patio doors to the garden - the perfect space for entertaining. The kitchen is of a good size with a range of fitted wall and base units, of which more cupboards have been added by the current owners.

Upstairs, there are three bedrooms - two of which are good size doubles, one with fitted wardrobes. A bathroom finishes the upstairs, with a WC, a hand basin and a bath with a shower over. This property is gas centrally heated with double glazing throughout.

The rear garden has been exquisitely landscaped by the current owner, creating a breath-taking oasis that's both functional and tranquil. Thoughtfully designed, it features a patio seating area that gracefully wraps around the rear of the house, providing an ideal space for relaxation or entertaining. Steps lead you to the second level, where you'll discover another charming patio seating area perfect for alfresco dining. The remainder of this tier is beautifully adorned with lush, green lawn, creating a vibrant atmosphere. Safety railings surround this level, ensuring it is family-friendly and secure. Ascending to the third tier, you'll find even more verdant lawn, inviting you to enjoy the outdoors. With picturesque fields at the rear and stunning views of Tiverton and beyond to the front, this serene garden offers a wonderful retreat—a perfect spot to unwind and reconnect with nature after a long day.

Services & Council Tax

All Mains Connected
Council Tax Band D
Freehold

Ofcom Approx Broadband Speeds: Standard 16 Mbps - Superfast 80 Mbps
Ofcom Approx Mobile Speeds: EE, O2 - Likely Three, Vodafone - Limited

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.







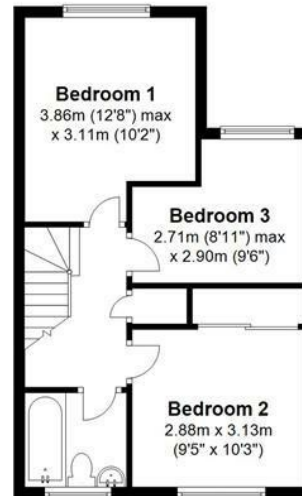
Ground Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.0 sq. feet)



This plan is for guidance only and 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		90
(81-91) B		
(69-80) C	74	
(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

