



**15 Kings Crescent, Tiverton, Devon EX16 6DL**  
**Guide Price £205,000**

Welden  
**Edwards**  
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This spacious family home is conveniently located near the town center and parks. It features a large living room, modern kitchen diner, cloakroom, and upstairs, three bedrooms—two doubles and one single—and a family bathroom. Outside, there's a garden with a patio and storage space.

Description

This spacious family home is conveniently located just a short walk from the town center, local parks, and essential amenities. As you enter through the front door, a staircase greets you directly ahead. To the right, a large living room awaits, featuring a front-facing window that provides a lovely view of the front garden. Beyond the lounge, you'll find a doorway leading to a modern kitchen diner, complete with stylish grey base and wall units, as well as elegant laminate flooring. Adjacent to the kitchen, there is a convenient cloakroom and WC, with a pantry or understairs cupboard at the opposite end for additional storage.

Moving upstairs, you'll discover a spacious square hallway that branches off to three bedrooms and a family bathroom featuring a generous walk-in shower. The layout includes two comfortable double bedrooms and a cozy single bedroom, offering pleasant views from both the front and rear of the property.

Outside, a patio area complements the garden, with a storage space tucked away in the corner for added utility.

Services

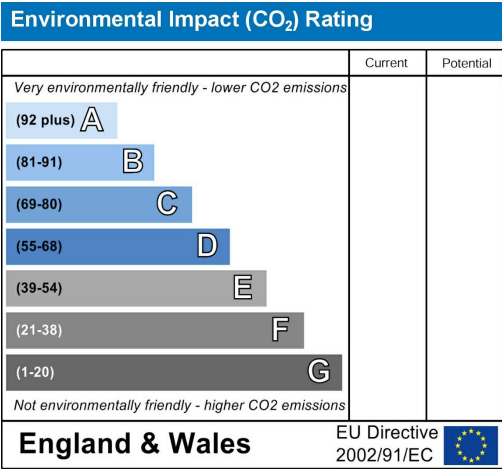
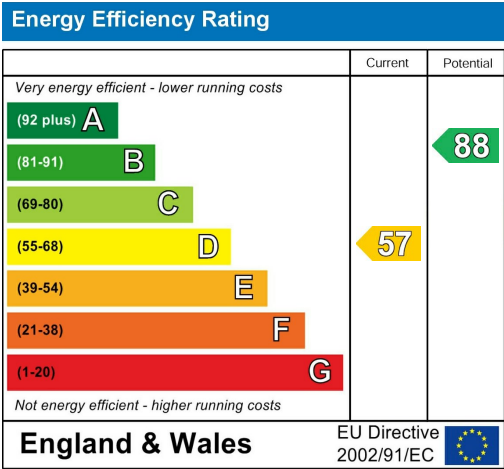
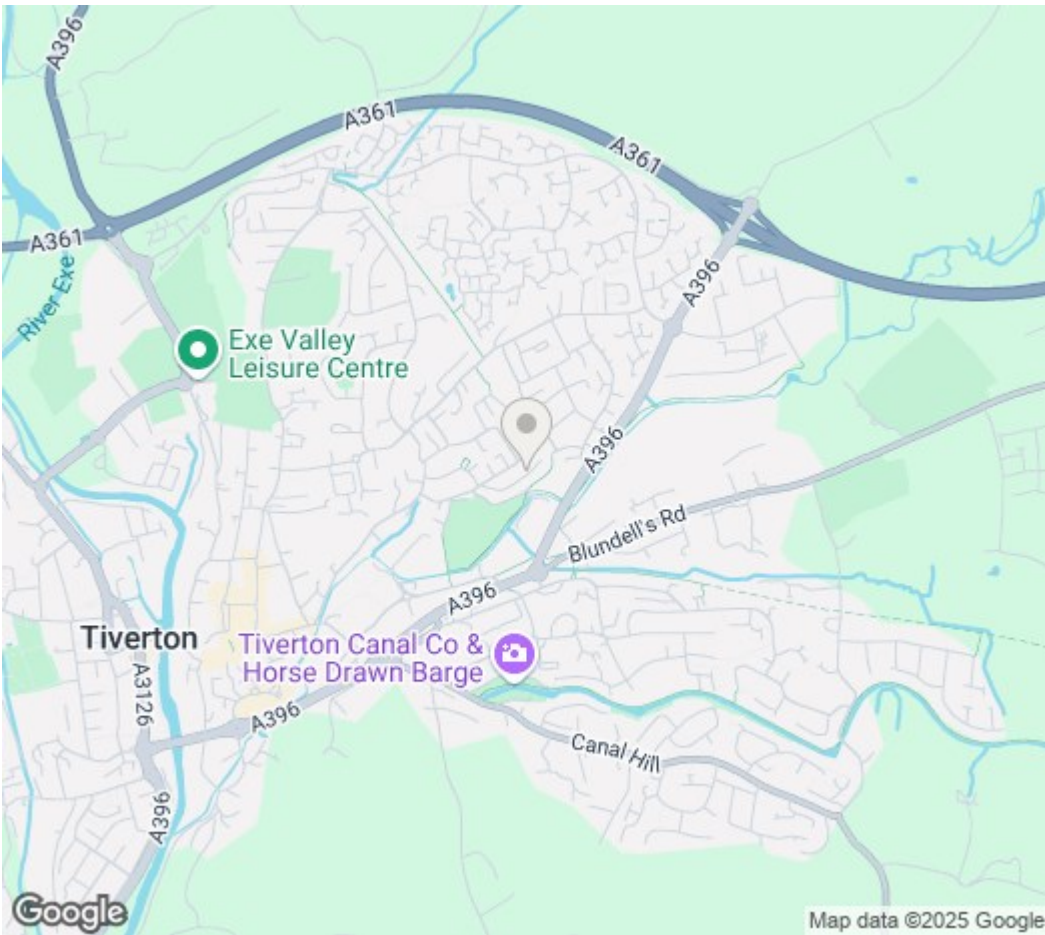
- Council tax band B.
- Gas central heating.
- Mains Services.
- Broadband: Standard - 11 Mbps Superfast - 43 Mbps Ultrafast - 900 Mbps

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.

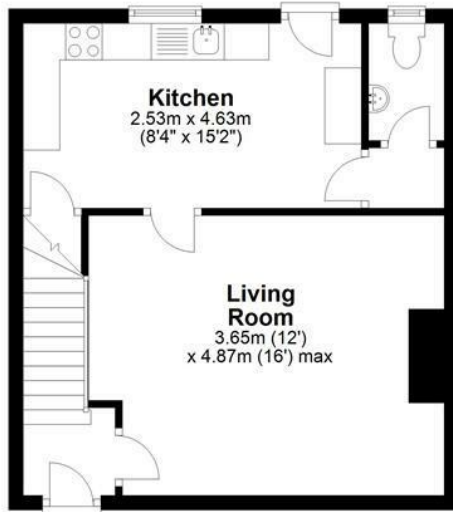
Disclaimer

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.



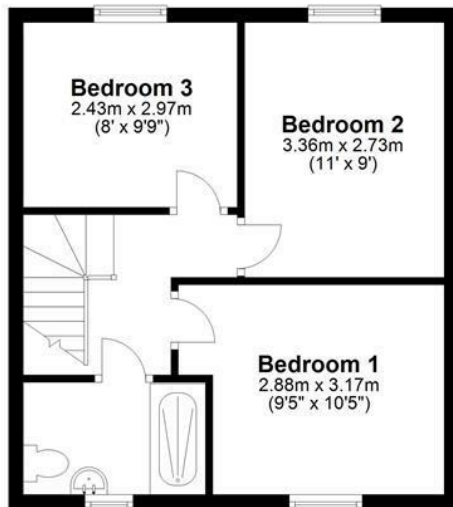
### Ground Floor

Approx. 36.9 sq. metres (397.7 sq. feet)



### First Floor

Approx. 37.0 sq. metres (398.2 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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