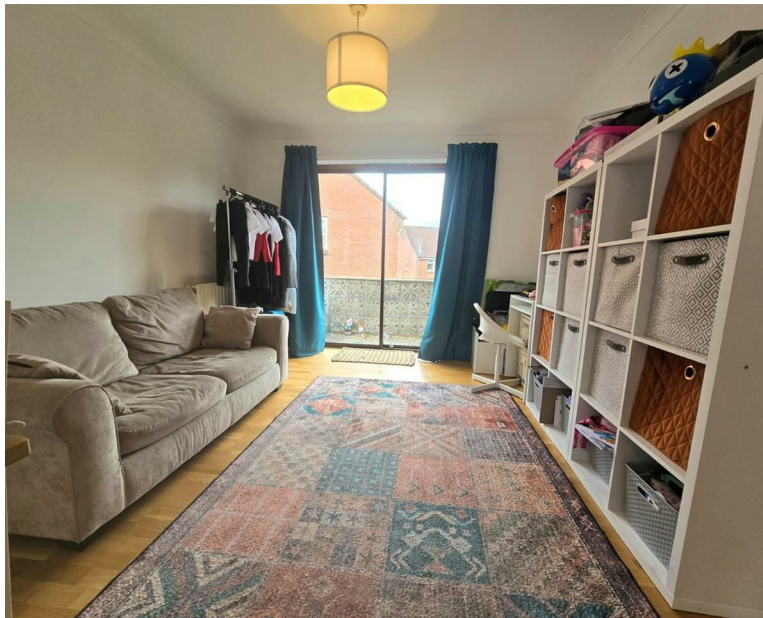




6 Tidcombe Close, Tiverton, EX16 4RA
Asking Price £475,000

Welden
Edwards
Supporting your every move

A spacious four bedroom detached home within a quiet residential close with the additional benefit of a double garage, enclosed garden and ample driveway parking.



Description

Situated within a quiet close, this well-presented four-bedroom detached home sits on a generous plot, offering attractive front and rear gardens. A spacious driveway provides ample off-road parking and leads to a double garage, ensuring practicality for families or those needing additional storage.

Upon entering, a bright and welcoming entrance hallway provides access to a convenient cloakroom WC. The ground floor features a spacious, open-plan living and dining area, designed to accommodate a variety of furniture layouts while offering an ideal space for both relaxation and entertaining. Large windows allow for plenty of natural light.

The modern kitchen is fitted with a range of sleek white gloss wall and base units, complemented by oak-effect worktops. There is ample workspace for food preparation, and the layout is both stylish and functional. Off the kitchen, a separate utility room provides additional storage and has plumbing for a washing machine. Upstairs, the property offers four well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes and an en-suite shower room, while two of the other bedrooms feature built-in cupboards for extra storage. The family bathroom is fitted with a WC, hand basin, and a bath with a shower over.

The rear garden is fully enclosed, offering a safe space for children or pets. Mostly laid to lawn, it provides a versatile outdoor area suitable for relaxing or gardening, whilst a patio area provides a place for dining.

This property presents an excellent opportunity for those seeking a spacious family home in a desirable and peaceful location.

Services, Council tax and Tenure

Mains gas, electricity, water and drainage.
Council tax band E.

Broadband
Superfast 38 Mbps
Ultrafast 900 Mbps

Mobile
EE, O2, VODAPHONE - Limited
Three - Likely

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

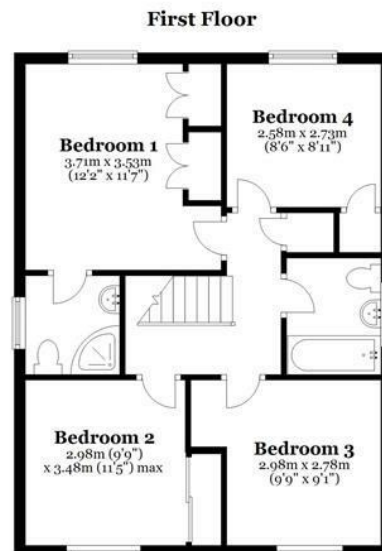
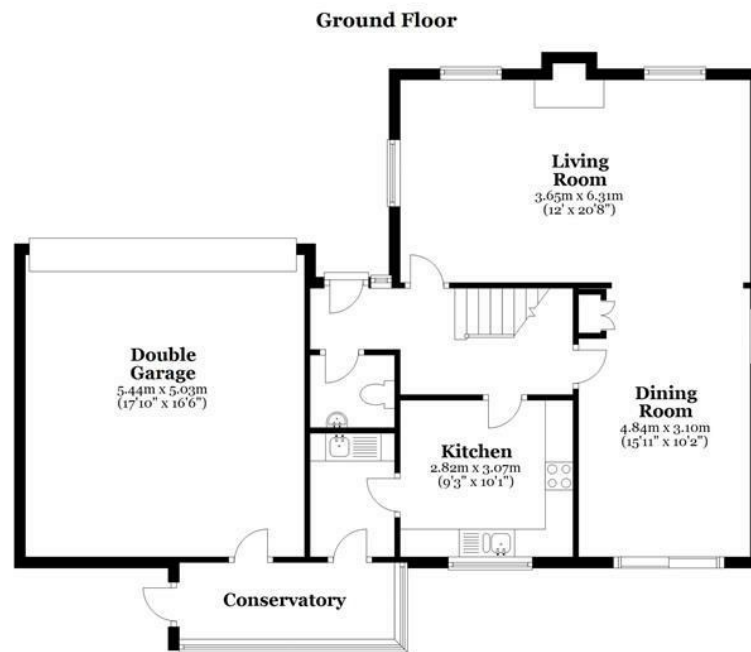
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



- Four spacious bedrooms
- Detached family home
- Large living space
- Modern kitchen with space for a breakfast table
- Double garage and driveway parking
- Enclosed rear garden
- Gas central heating
- Downstairs WC
- Very quiet close
- EPC rating D

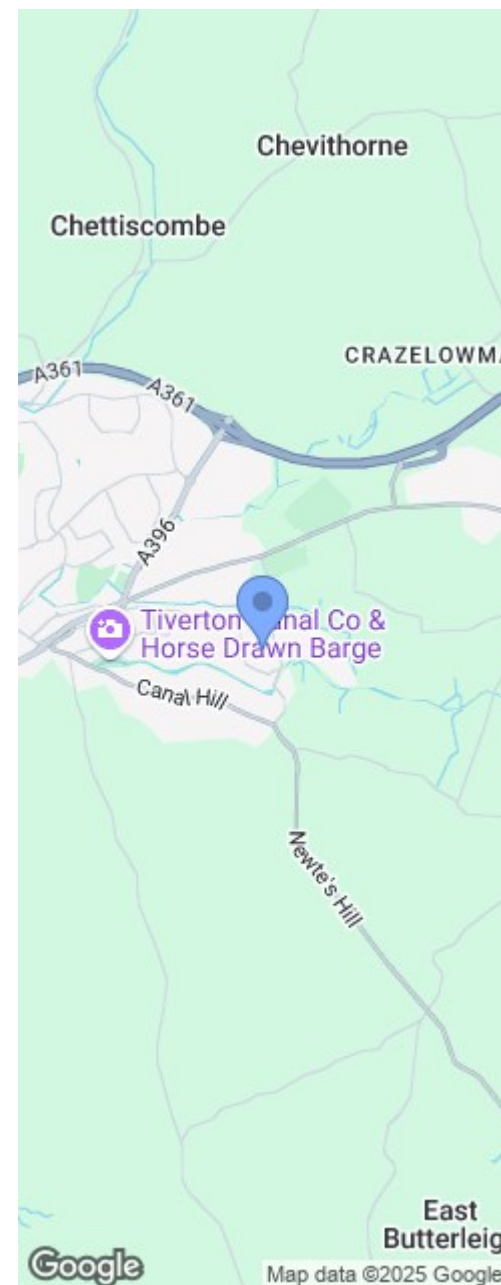






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		81
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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



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