



16 Par Drive, Tiverton, EX16 4FJ
£550,000

Welden
Edwards
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Welcome to this beautifully presented five-bedroom detached family home boasting over 2,200 sq. ft. of thoughtfully planned living space. This three-storey residence combines luxury, functionality, and flexibility – ideal for growing families or those who love to entertain. Offered to the market with no onward chain, this home is move in ready!



Description

Step into a spacious entrance hall that flows seamlessly into the heart of the home – a modern open-plan kitchen/dining room. With French doors leading to the garden and plenty of room for family meals or dinner parties, this space is both practical and inviting. Off the kitchen, a useful utility provides plumbing for a washing machine and additional storage, plus access to a generous cupboard-under-the-stairs. A spacious lounge sits to the front of the property, featuring a large bay window that floods the room with natural light yet remains cosy, warmed by a beautiful log burner installed by the current owners. A convenient downstairs WC completes the ground floor layout.

The first floor offers three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes and dual aspect windows enjoying lovely views over the hills. The principle room enjoys use of an ensuite shower room with an enclosed shower enclosure, WC and hand basin. A modern family bathroom serves this floor, along with two further double bedrooms. The top floor offers superb flexibility, ideal for teenagers, guests, or even multi-generational living. Here, you'll find a further two double bedrooms, including an impressive Bedroom 2 with dual aspect windows and generous proportions. This floor also features a shower room, ensuring convenience for all.

Outside, the garden has been landscaped to create the perfect space to sit and enjoy the sunshine. There is a large, level patio area and area laid to artificial lawn for a low maintenance space to relax. The double garage can be accessed both via a personnel door from the garden and a via two up-and-over garage doors from the driveway. There is ample storage and electric connected within the garage, plus a newly built log store to the side.

Services, tenure and council tax

Mains gas, electricity, water and drainage. Council tax band F. Freehold tenure.

There is an annual management charge of approx. £245 for the development.

Broadband Superfast 80 Mbps, Ultrafast 1800 Mbps

Mobile indoor - limited service on O2, Vodafone, EE and Three. Outdoor - 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.

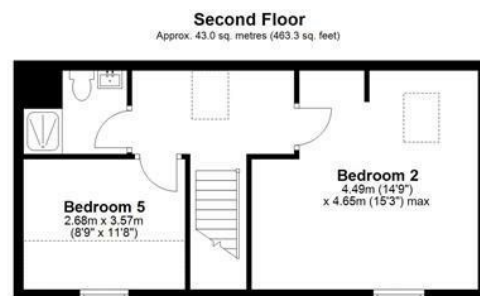
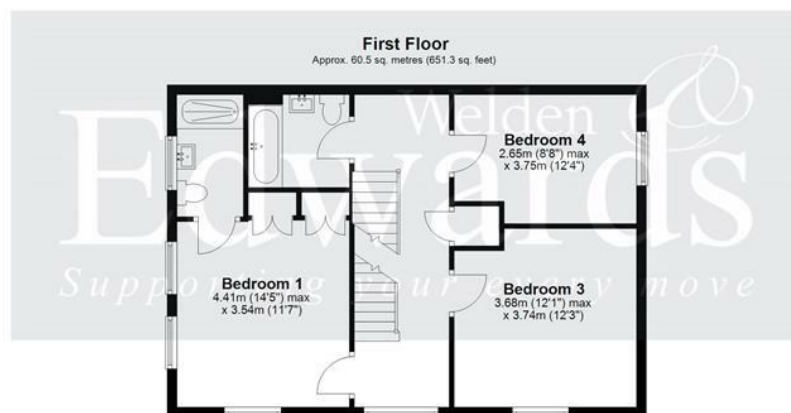
Disclaimer

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.









Total area: approx. 205.0 sq. metres (2206.5 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		93
(81-91) B	86	
(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	

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