



43 Allotment Approach, Tiverton, EX16 5FL
Asking Price £295,000

Welden
Edwards
Supporting your every move

An incredibly well presented three bedroom home situated in the popular Rackenford Meadows development. This semi-detached house is TURN KEY READY and must be seen to fully appreciate.

Description

This beautifully presented three-bedroom semi-detached family home, built in 2017 by Taylor Wimpey to their sought-after 'Flatford' design, boasts numerous high-quality upgrades beyond the standard specification. Thoughtfully laid out and generously proportioned, the accommodation includes a bright and airy living room with double doors opening onto a sunny, south-facing rear garden. The stylish kitchen/diner provides ample space for family meals and entertaining with the additional benefit of integrated appliances including a fridge/freezer, dishwasher and washing machine plus an induction hob and electric oven.

Upstairs, the property features two spacious double bedrooms and a comfortable single, with the principal bedroom benefiting from its own en-suite shower room. A modern family bathroom completes the first-floor layout.

The rear garden has been beautifully landscaped, featuring a raised patio perfect for outdoor dining and entertaining, covered by a shelter to create a great additional space for all weathers. There is a great level area laid to lawn and the additional benefit of a garden shed for storage. To the side of the property, a long and private driveway provides off-road parking for two vehicles.

Services, Council tax and Tenure

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

Welden & Edwards understand there is a management charge for maintenance of the green spaces within Rackenford Meadows. The owners have advised they paid £167 in 2024.

Broadband - Ultrafast 1800 Mbps

Mobile - Indoor mobile coverage is limited.

Tiverton

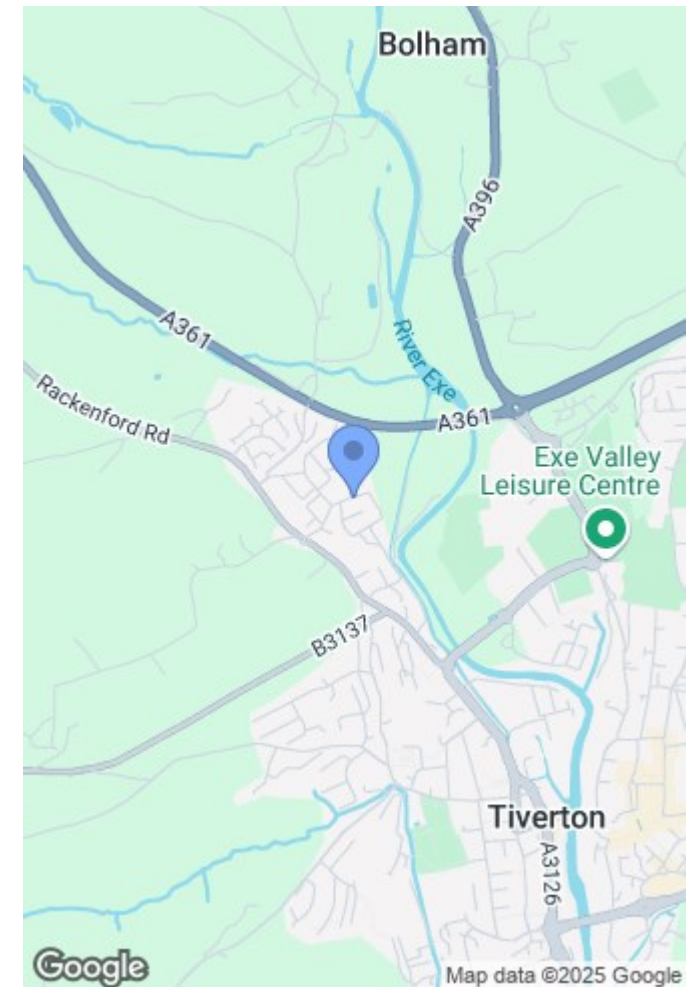
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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

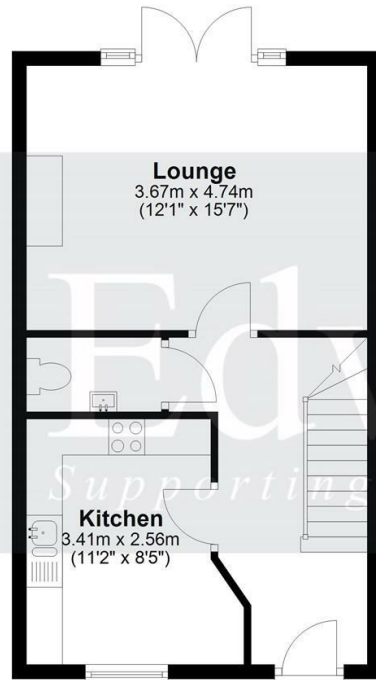
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(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

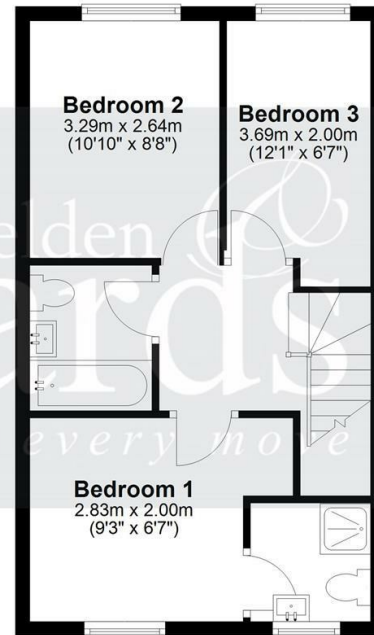
Ground Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.6 sq. feet)



Total area: approx. 78.9 sq. metres (849.6 sq. feet)

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



