



**112 Oakfields, Tiverton, Devon EX16 6XF**  
**£425,000**

Welden  
**Edwards**  
*Supporting your every move*



*At the very end of this popular development sits an incredibly impressive four bedroom detached home over three floors enjoying a large garden and spacious accommodation over three floors. Viewing is highly recommended!*





### Description

Situated right at the end of this popular development with no passing traffic, this amazing family home enjoys beautiful far-reaching views over Tiverton.

There is a driveway parking space and access to the garage via an up-and-over door. The front door opens into an entrance hallway with a storage cupboard to the right and the lounge directly ahead. The lounge enjoys stunning views from the balcony, overlooking the rear garden and across Tiverton's rolling countryside. Adjacent to the lounge is the third bedroom, as well as a useful WC and airing cupboard housing the hot water cylinder.

Stairs lead down to two further bedrooms, including the main bedroom which benefits from an en suite shower room and a Juliette balcony with more of those lovely views. A family bathroom with a shower over the bath is also found on this floor.

The ground floor offers the fourth bedroom, an additional shower room, and the heart of the home — a spacious kitchen with plenty of room for a dining table, plus an adjoining conservatory offering further living space. The kitchen has a good range of wall and base units, plus the additional benefit of a large larder cupboard. Double doors lead out into the rear garden.

The garden itself is a real highlight of the property — beautifully landscaped and generously sized, offering both privacy and practicality. A large, level lawn provides a safe, open space for children or pets, with mature trees and fencing creating a wonderfully secluded setting. An expansive patio area extends from the house, ideal for al fresco dining or entertaining, and includes a built-in BBQ with a drinks fridge and seating area beneath a charming staircase wrapped in greenery. Raised beds, flowering borders, and established shrubs add colour and texture throughout. With tranquil countryside views beyond and direct access from the kitchen and conservatory, this garden is a fantastic extension of the home's living space — perfect for families and those who love to entertain. A poly-tunnel and vegetable patch are segregated to the main garden - ready for a budding gardener to grow their own food!

### Services, Tenure & Council Tax

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

Our seller has advised there is a management charge for the open spaces of approximately £160 per annum.

Mobile - O2 likely indoors. Limited with other providers (ofcom.org)

Broadband - Ultrafast1800 Mbps (ofcom.org)

### Tiverton

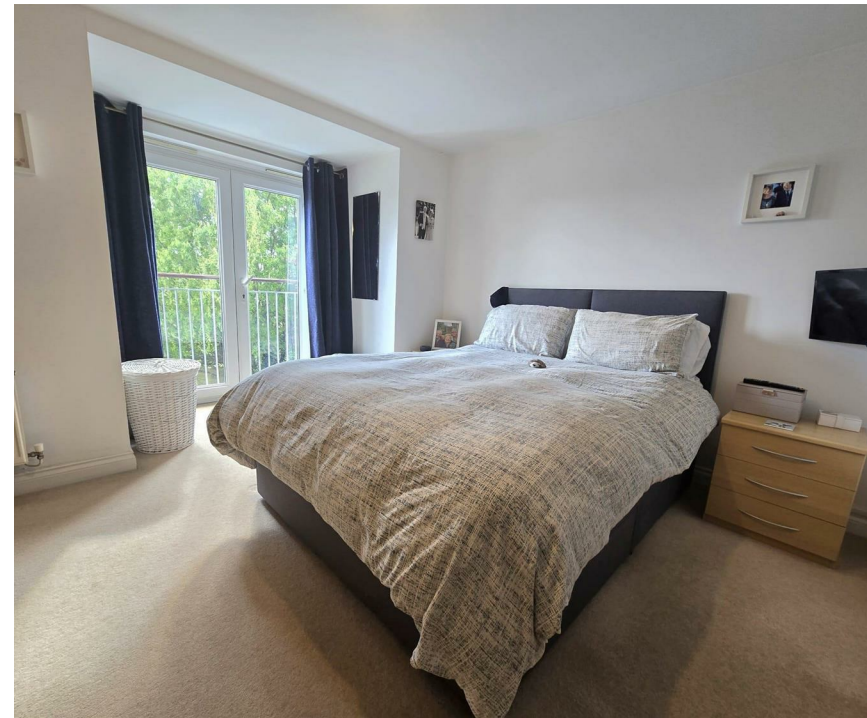
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

### 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](mailto: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.






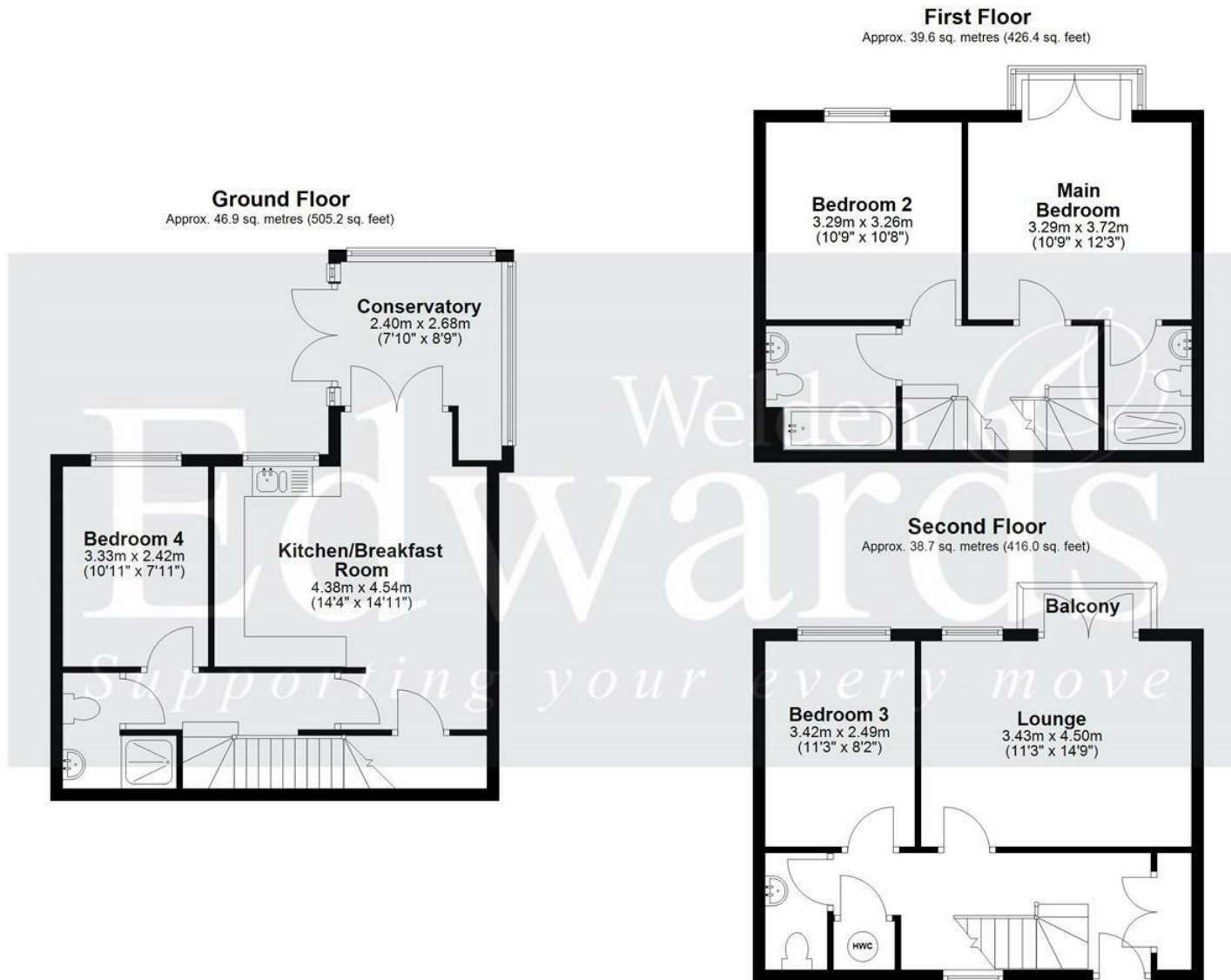
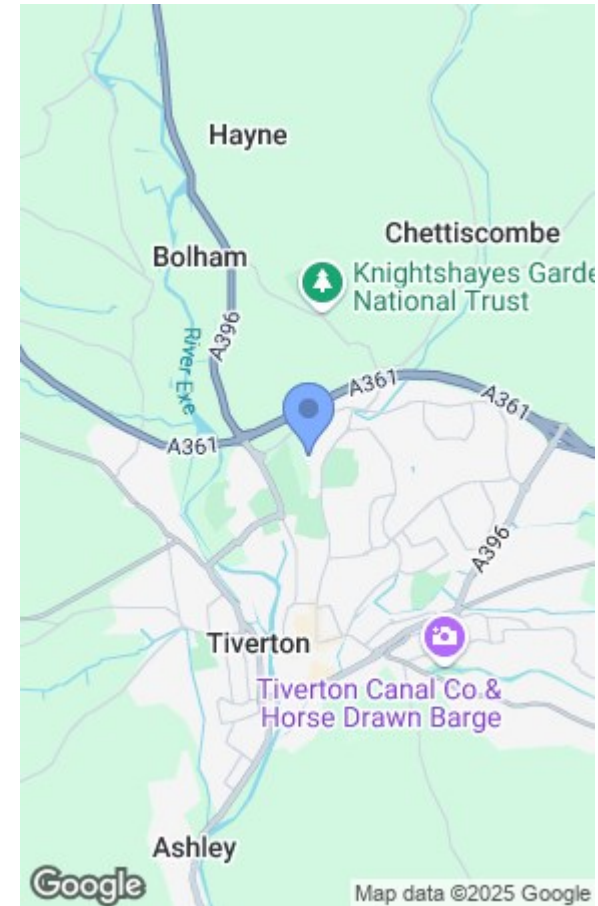








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 125.2 sq. metres (1347.6 sq. feet)

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

53 Bampton Street, Tiverton, Devon, EX16 6AL  
Tel: 01884 257 997  
sales@weldenedwards.co.uk

Welden  
**Edwards**  
Supporting your every move