



13 Cromwell Park, Tiverton, EX16 4QL  
£385,000

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*Situated within a quiet residential cul-de-sac within the incredibly sought after Canal Hill area, this five bedroom home offers spacious living accommodation with beautiful views, a large rear garden and a modern new kitchen.*





### Description

Located in the peaceful cul-de-sac of Cromwell Park, this delightful family home enjoys far-reaching views over Tiverton and benefits from minimal passing traffic – perfect for those seeking a quiet, residential setting.

To the front, the property features driveway parking leading to an attached garage, alongside a neatly maintained lawned garden. A path guides you to the front door, opening into a welcoming entrance hallway with a convenient downstairs WC.

The bright and airy lounge enjoys a large front-facing window that captures the scenic views, creating a relaxing space to unwind. An open archway leads through to the heart of the home – a spacious kitchen/dining area. This beautifully presented space is fitted with modern grey wall and base units, marble-effect worktops, a built-in double oven, and integrated appliances including a dishwasher and washing machine. There's ample space for a family dining table, and patio doors open out to the rear garden – ideal for entertaining or enjoying meals in the sunshine.

Upstairs, the home offers five well-proportioned bedrooms. The master bedroom overlooks the rear garden and benefits from two built-in cupboards and a sleek en-suite shower room, complete with a double shower enclosure, WC, and hand basin.

The rear garden is a true highlight of the home – a generous, private outdoor space bordered by mature trees and planting, offering a tranquil retreat. A magnificent Atlas Cedar provides both shade and character, while the lawn stretches across the width of the garden, ideal for children, pets, or outdoor entertaining. There are two separate patio seating areas perfect for al fresco dining, and a useful timber shed offers additional storage. Mature plants and shrubs provide shelter for an abundance of birds and wildlife and open fields to the rear make the garden feel it goes on forever. A true delight.

### Services, Council Tax and Tenure

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

The Atlas Cedar is subject to a Tree Protection Order.

Mobile- EE, Vodafone - Limited. Three - None. O2 -Likely (indoor) - (ofcom.org)

Broadband- Standard 12 Mbps. Superfast 70 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.










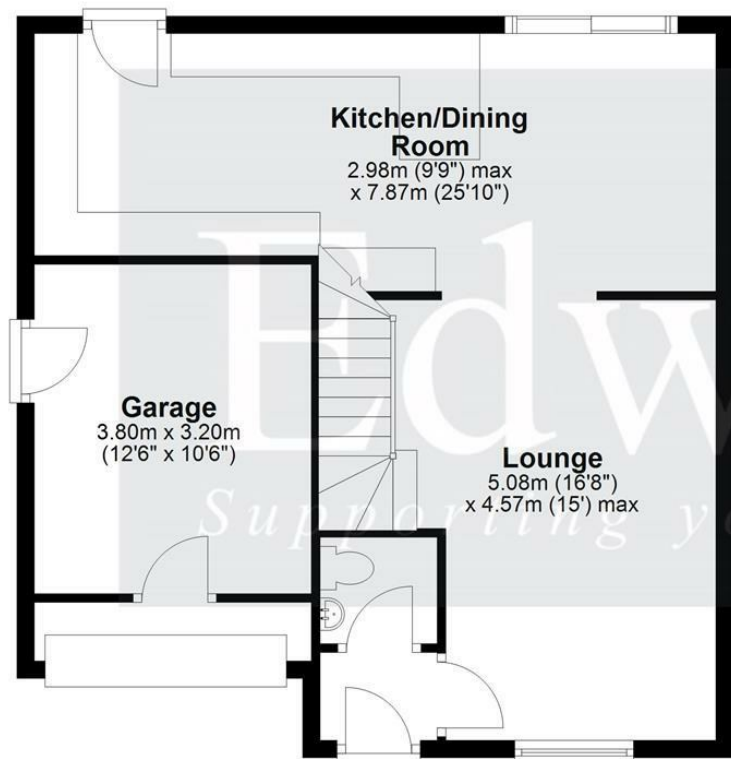




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>72</b>	<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

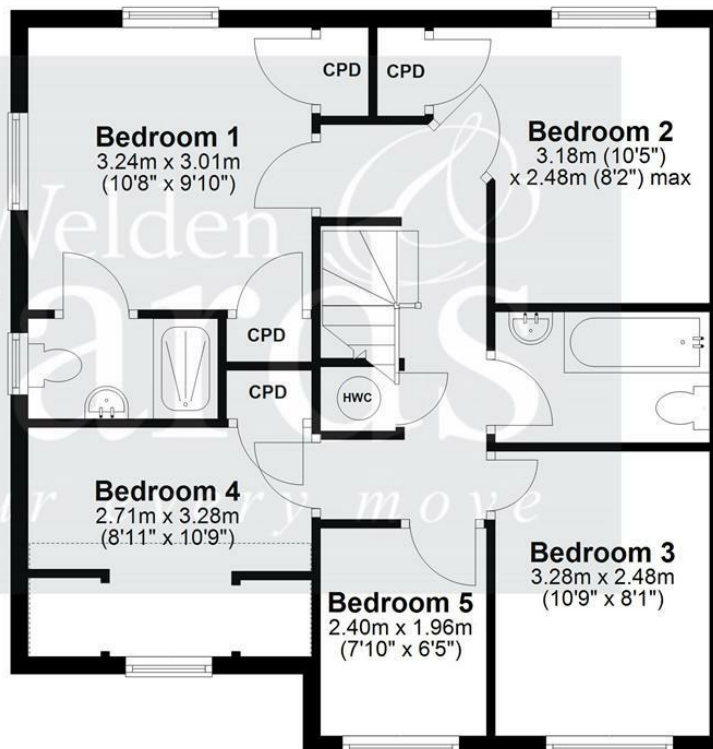
## Ground Floor

Approx. 61.2 sq. metres (658.6 sq. feet)



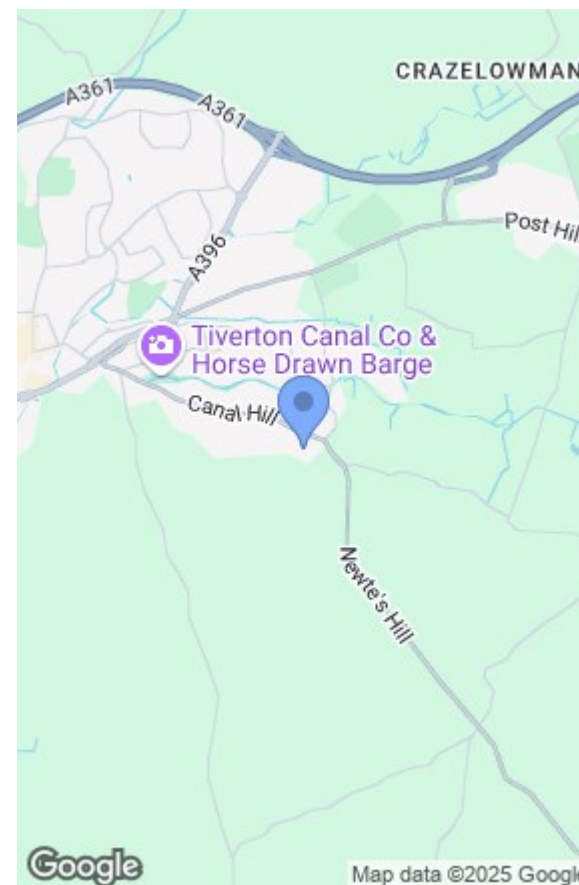
## First Floor

Approx. 60.6 sq. metres (652.8 sq. feet)



Total area: approx. 121.8 sq. metres (1311.4 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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