



Barnesmead Blundells Road, Tiverton, EX16 4NB
Asking Price £575,000

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Nestled along the highly sought-after Blundells Road and within walking distance to Blundells School, Barnesmead is a charming three-bedroom detached bungalow. Set on its own expansive plot, it features lush gardens and breath taking panoramic views, offering ample potential for enhancement and expansion (STPP).



Description

As you enter, the front door opens into a spacious entrance hall with stairs leading to the first floor. The traditional kitchen/breakfast room boasts a variety of wall, base, and drawer units, complemented by work surfaces and a stainless-steel sink. Modern conveniences include an integrated eye-level oven, a gas hob with extractor, dishwasher space, and room for a fridge/freezer. The kitchen accommodates a breakfast table and provides access to a handy pantry. Adjacent is the utility room, equipped with an additional sink, space for a washing machine, and rear access. A convenient downstairs WC is located here, along with internal access to the double garage, featuring roller doors, power, and lighting.

The entrance hall also leads to the expansive sitting room, offering a dual aspect and a central fireplace. French doors open into a south facing conservatory with stunning garden views and a second set grants direct garden access. The dining room is generously sized with a rear aspect, offering an ideal setting for gatherings.

Further along the inner hall you are welcomed into Bedroom two which is a spacious double with dual aspect and ample fitted storage, while bedroom three is a cosy double with front aspect and fitted units. The contemporary shower room features a large walk-in shower, WC, and wash hand basin. An under-stairs storage cupboard is conveniently located in the hallway.

Ascending from the entrance hall, the first floor reveals the primary bedroom, a large double with built-in wardrobes. This level includes an airing cupboard housing the hot water cylinder and an en-suite bath, WC, and wash hand basin. Access to a sizable storage area is also available from the landing.

Approached via a private drive, Barnesmead offers a parking area and double garage access. The front gardens are primarily laid to lawn with decorative shrub borders and mature hedging and trees. A charming wild garden area is nestled in the far corner, perfect for wildlife enthusiasts. A paved pathway from the front leads to the side, where a wooden gate opens to the expansive rear gardens.

The rear gardens are a true delight, with lush lawns interspersed with a variety of shrubs. Pathways wind through the garden, featuring three archways leading to a secluded section enclosed by hedging. A paved area behind the garage includes a space for a greenhouse and access to the utility room. This property is a hidden gem, perfect for nature lovers and those seeking a tranquil retreat with room for growth.

Council Tax, Tenure & Services

- Council Tax Band - F
- Freehold
- All Mains Connected
- Ofcom Broadband Speeds - Ultrafast 900 Mbps
- Ofcom Mobile Signal - EE, O2, Vodafone - Limited Three - None

Agents Note

This property includes spray foam insulation in the roof. Interested parties should verify mortgage options and ensure the property meets their needs before incurring any expenses. For more information, please contact the branch.

Tiverton

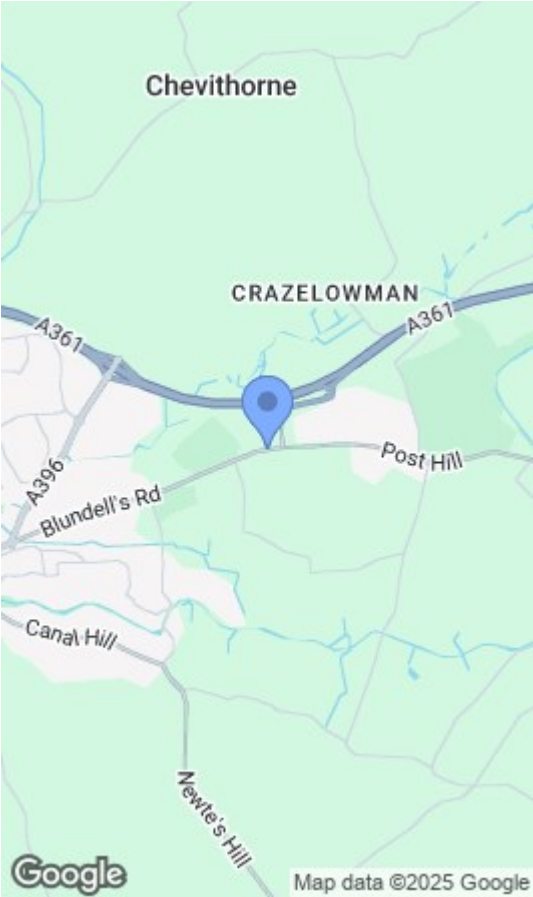
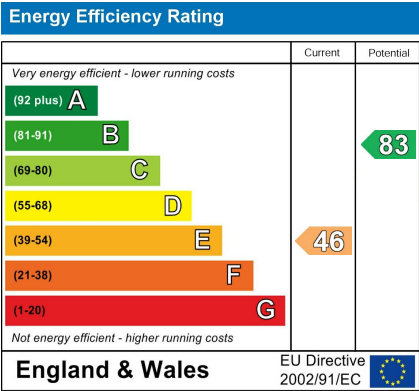
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.

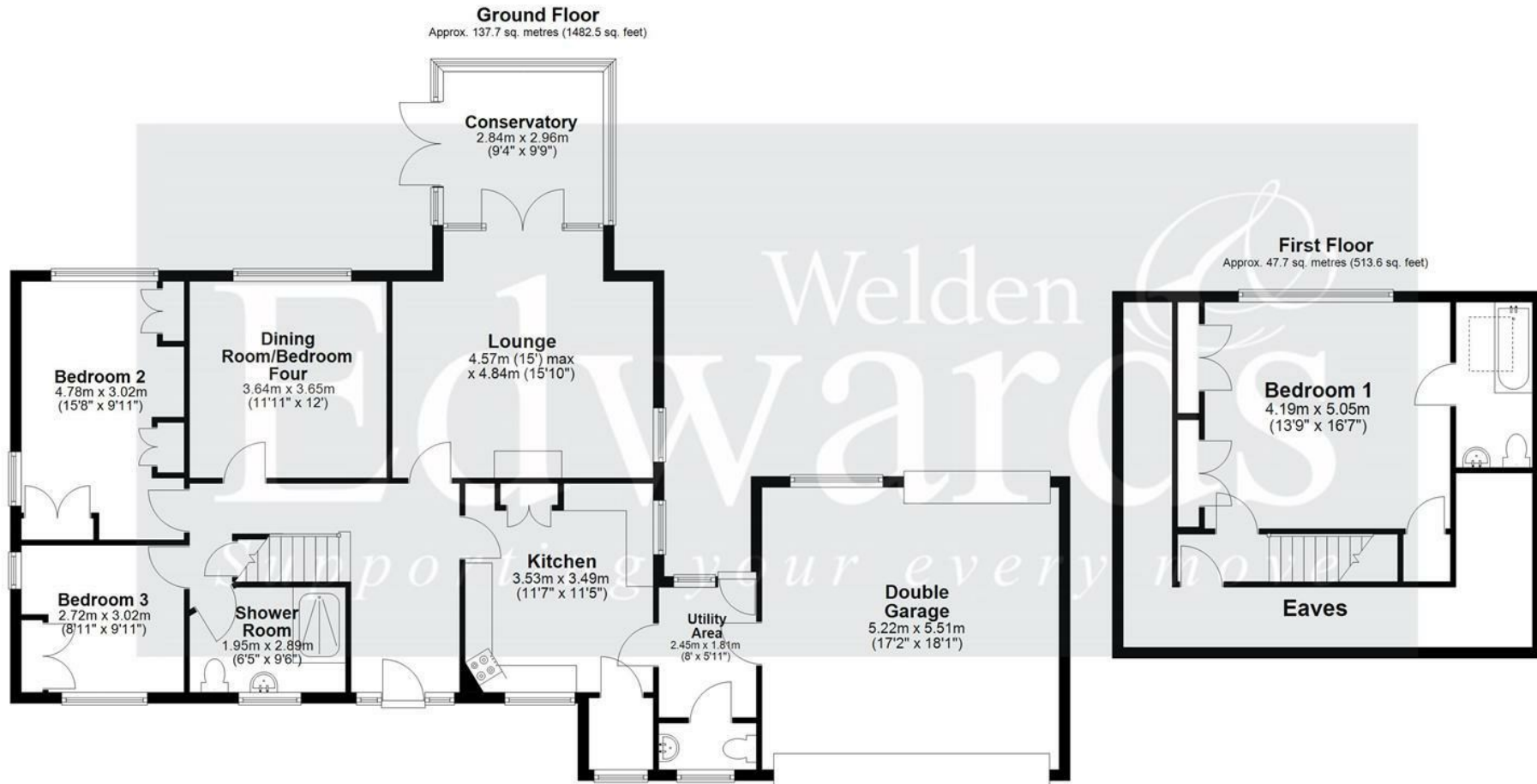
Disclaimer

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. 185.4 sq. metres (1996.1 sq. feet)

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