



21 Birchen Lane, Tiverton, EX16 5DL
£264,000

Welden
Edwards
Supporting your every move

This three-bedroom home offers a large living room, modern kitchen diner, utility space, and WC. Upstairs are two double bedrooms, a single bedroom, and a family bathroom. The garden features a seating area with access to the garage and driveway.

Description

This spacious three bedroom is conveniently located just a short walk from the town center, local parks, and essential amenities.

As you enter through the front door into the porch, a staircase greets you directly ahead. To the left, a large living room awaits, featuring a front-facing window that provides a lovely view of the front garden.

Beyond the lounge, you'll find a doorway leading to a modern kitchen diner, complete with stylish white base and wall units, as well as elegant flooring. Adjacent to the kitchen, there is a convenient utility space and WC, with ample space for a dishwasher, washing machine and tumble dryer.

Moving upstairs, you'll discover a spacious hallway that branches off to three bedrooms and a family bathroom featuring a generous bath/shower. The layout includes two double bedrooms and a cozy single bedroom, Bedroom two offering two double built in wardrobes for added convenience, offering pleasant views from both the front and rear of the property.

Outside, a cosy seating area with artificial grass complements the garden, with a walkway to the garage and a gate leading to the driveway.

Services & Council Tax

Council Tax Band B

Mains gas, water and drainage

Broadband:

- Standard: 16 mbps
- Superfast: 80 mbps
- Ultrafast: 900 mbps

Tiverton

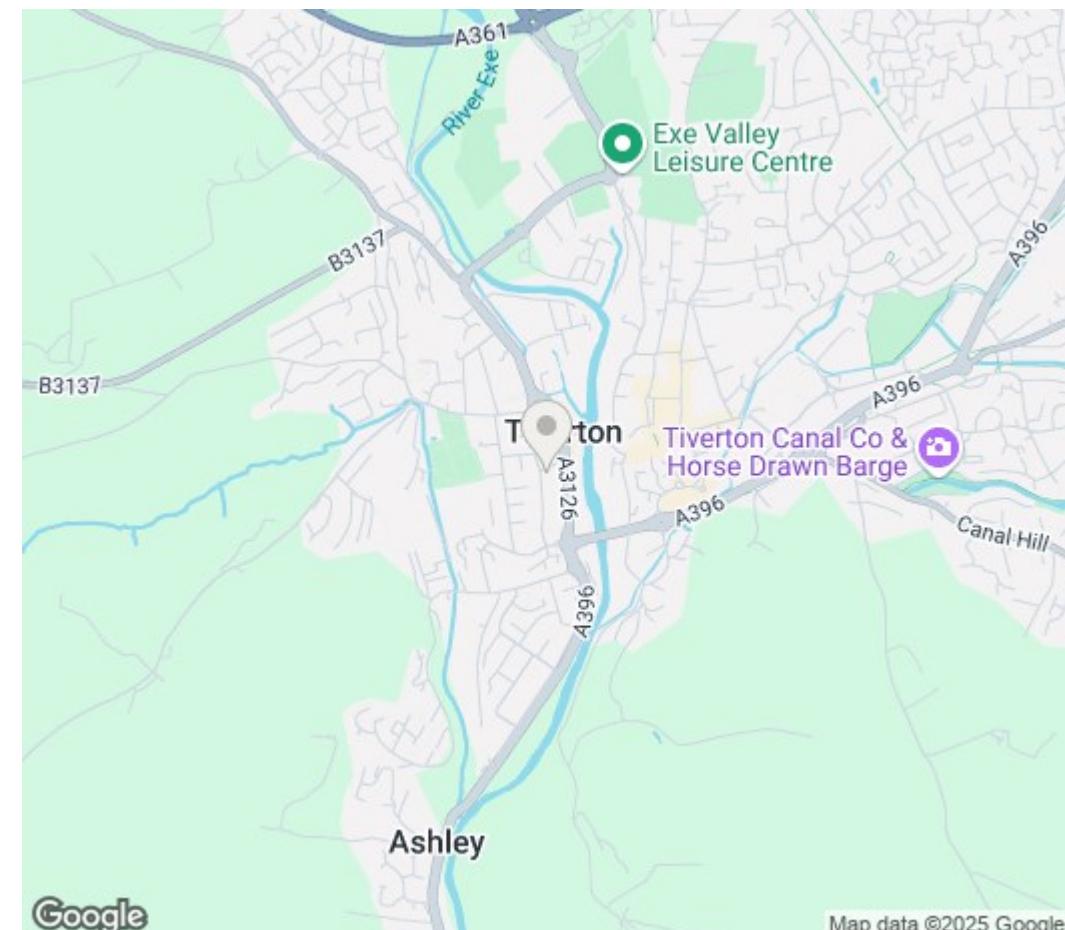
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.



Map data ©2025 Google

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

