



**70 Gale Way, Tiverton, EX16 5FB**  
**Asking Price £430,000**

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

*An excellent example of a large, 5 bedroom detached home within an enviable position on the edge of this popular site. Viewing is highly recommended to appreciate the size of this home!*



## **Description**

Tucked away at the end of the ever-popular Rackenford Meadows development, this beautifully presented six-bedroom detached home offers spacious and versatile living accommodation that perfectly suits modern family life. Positioned on the edge of the estate, the property enjoys lovely open views over neighbouring fields and a peaceful setting, while still being within easy reach of Tiverton's town centre and local amenities.

As you step through the front door, you are welcomed into a generous entrance porch that opens into a bright and airy hallway. To the right is the spacious lounge, which benefits from a large window framing tranquil views of the green space opposite — an ideal retreat for relaxing after a busy day. Opposite the lounge is a versatile room currently used as a home office, finished to a high standard and equally suitable as a playroom or study, again enjoying those lovely green views.

At the rear of the property lies the true heart of the home — a stunning open-plan kitchen and dining area. The kitchen is fitted with a range of sleek white wall and base units and boasts integrated appliances including a fridge/freezer, dishwasher, oven, hob, extractor fan, and washing machine. The adjoining dining area offers plenty of space for a large table and additional seating, making it a perfect spot for family gatherings and entertaining. Patio doors lead directly to the rear garden, creating a seamless indoor-outdoor living space. Completing the ground floor is a handy utility room with extra storage and a cloakroom with WC and hand basin.

The first floor features four generously sized double bedrooms. The primary bedroom is a standout space — beautifully proportioned and offering picturesque views, it also benefits from a modern en suite with shower cubicle, WC and hand basin. Bedrooms four, five and six are also well-sized doubles, with bedroom four enjoying views over the green and the others looking out over the rear garden. A family bathroom with beige tiling, bath, WC and hand basin serves the remaining bedrooms on this level.

Ascending to the second floor, you'll find two further double bedrooms, both bright and spacious with skylight windows bringing in lots of natural light. A stylish shower room with WC and hand basin is also located on this floor, making it an ideal space for older children or guests.

Outside, the rear garden offers a great space for outdoor living and enjoying the warmer weather. To the front, the driveway provides off-road parking for multiple vehicles and access to the double garage. The garage has been thoughtfully converted into a games room and includes three soundproof music rooms — a unique and versatile addition, perfect for creative pursuits, hobbies, or entertaining.

This superb family home offers an abundance of space, modern comforts, and a peaceful yet convenient location. With six double bedrooms, ample parking, and stylish living spaces throughout, it's a rare find in this desirable development.

## **Services**

Mains electricity, Gas, Water and Drainage.

Ofcom predicted broadband services - Standard: Download 20 Mbps, Upload 1Mbps.

Ultrafast: Download 1000 Mbps, Upload 220 Mbps

Ofcom predicted mobile coverage for voice and data: Internal (Limited)- EE, Three, O2 and Vodafone. External - EE, Three, O2 and Vodafone.

Council Tax Band F

EPC - B

We have been advised there is a yearly service charge of £169.00.

## **Sales enquiries**

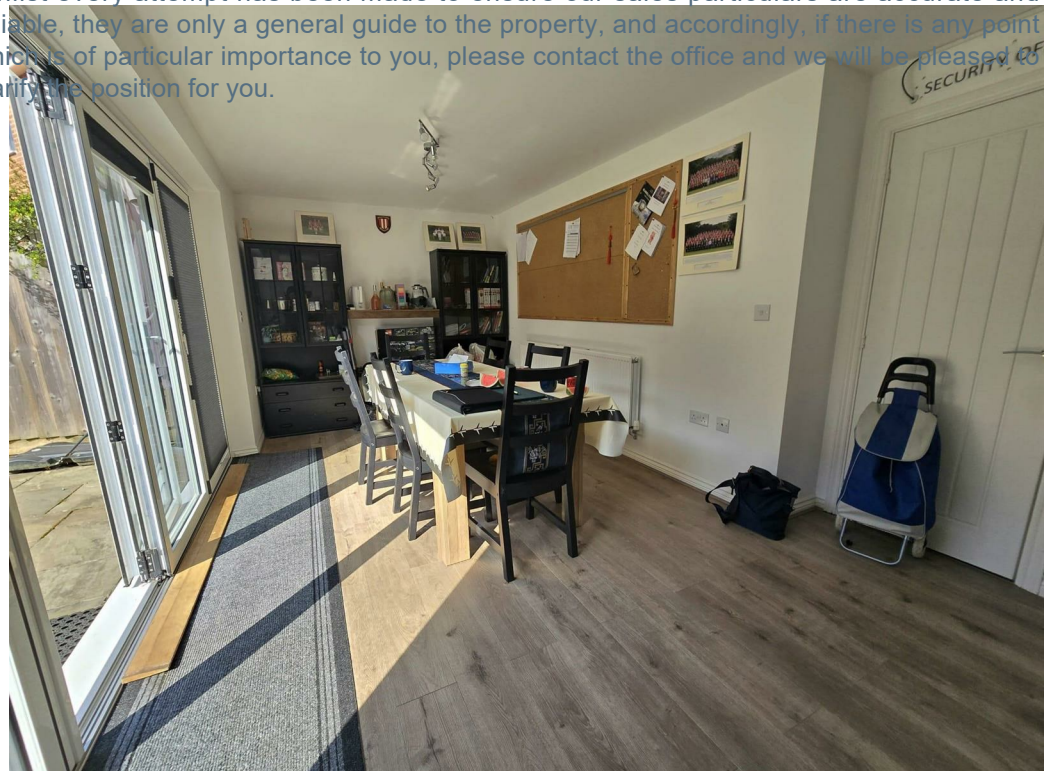
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## **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.

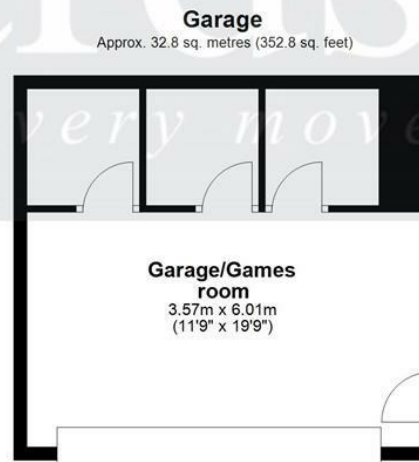
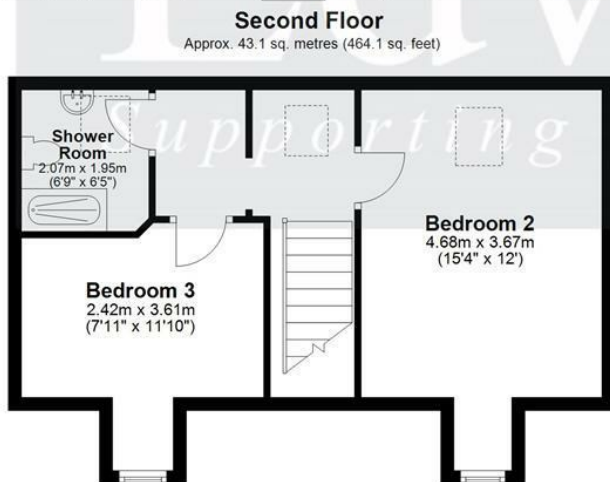
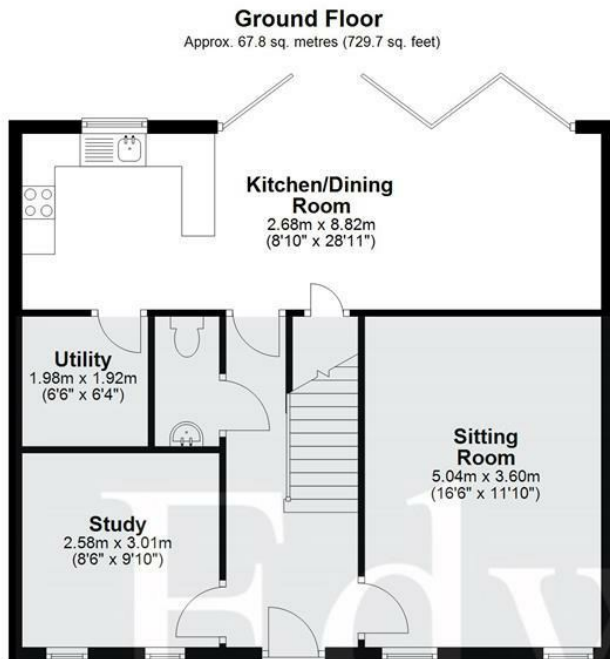
## **Disclaimer**

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. 213.0 sq. metres (2292.6 sq. feet)

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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 95        |
| (81-91) <b>B</b>                            | 85                      |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

