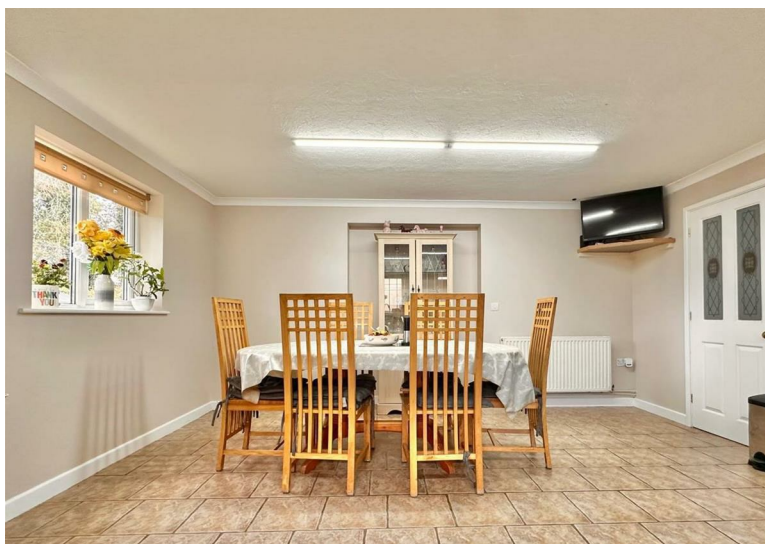




Crosspark North Street, Tiverton, EX16 8AG
£450,000

Welden
Edwards
Supporting your every move

A unique four bedroom, detached bungalow located in the desirable village of Witheridge. Having been upgraded and extended, this versatile bungalow needs to be viewed to appreciate all it has to offer!



Description

Upon entering through the front door, you are greeted by a practical entrance porch that offers generous space for your shoes and coats, ensuring an organized entryway. From here, you'll flow seamlessly into the main hall, which provides access to all the primary rooms of the house. To your left lies the expansive lounge, an inviting space enhanced by the warmth of a wood burner—a perfect spot for relaxation. Adjacent to the lounge, a door leads to a room currently utilised as a study, showcasing versatility that allows it to serve as an extra bedroom or a playroom, depending on your needs.

Progressing to the rear of the hall, you arrive at the heart of the home: a spacious kitchen diner. This culinary haven is equipped with an array of wall and base units and fitted appliances that would delight any chef. The dining area is roomy enough to host large gatherings, comfortably seating 8 to 10 guests. From here, you can step into the remarkable Boot Room, featuring contemporary floor tiling and stunning bi-fold doors that open to the rear garden. A skylight above fills the room with natural light, making it a bright, versatile space perfect for various activities.

Returning to the hall, you will discover four well-proportioned double bedrooms, a family bathroom, and a thoughtfully designed laundry room. The master bedroom boasts the luxury of an ensuite, while Bedrooms Two, Three, and Four are all generously sized. The modern family bathroom features a bath with a shower overhead, a WC, and a vanity unit that provides ample storage for family essentials. The laundry room enhances practicality, offering countertop space and plumbing for a washing machine, alongside room for a tumble dryer.

Outside, the rear garden is an inviting space ideal for alfresco dining, complete with a patio seating area and low-maintenance artificial grass. For added convenience, there's also a double garage equipped with an electric roller door and direct access to both the Boot Room and the garden, ensuring storage solutions and ease of entry. This home brilliantly balances style and function, making it perfect for modern living.

Council Tax, Tenure & Services

Council Tax Band - C

Freehold

Mains Electric & Water, LPG Central Heating

Ofcom Broadband Speeds: Superfast 80mbps

Ofcom Mobile Signal: EE, Vodafone, Three - Likely, O2 - Limited

Witheridge

Witheridge is a lovely village situated between Tiverton and South Molton, offering a range of fantastic amenities such as village shops, hairdressers, doctors surgery, primary school, and a public house.

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.

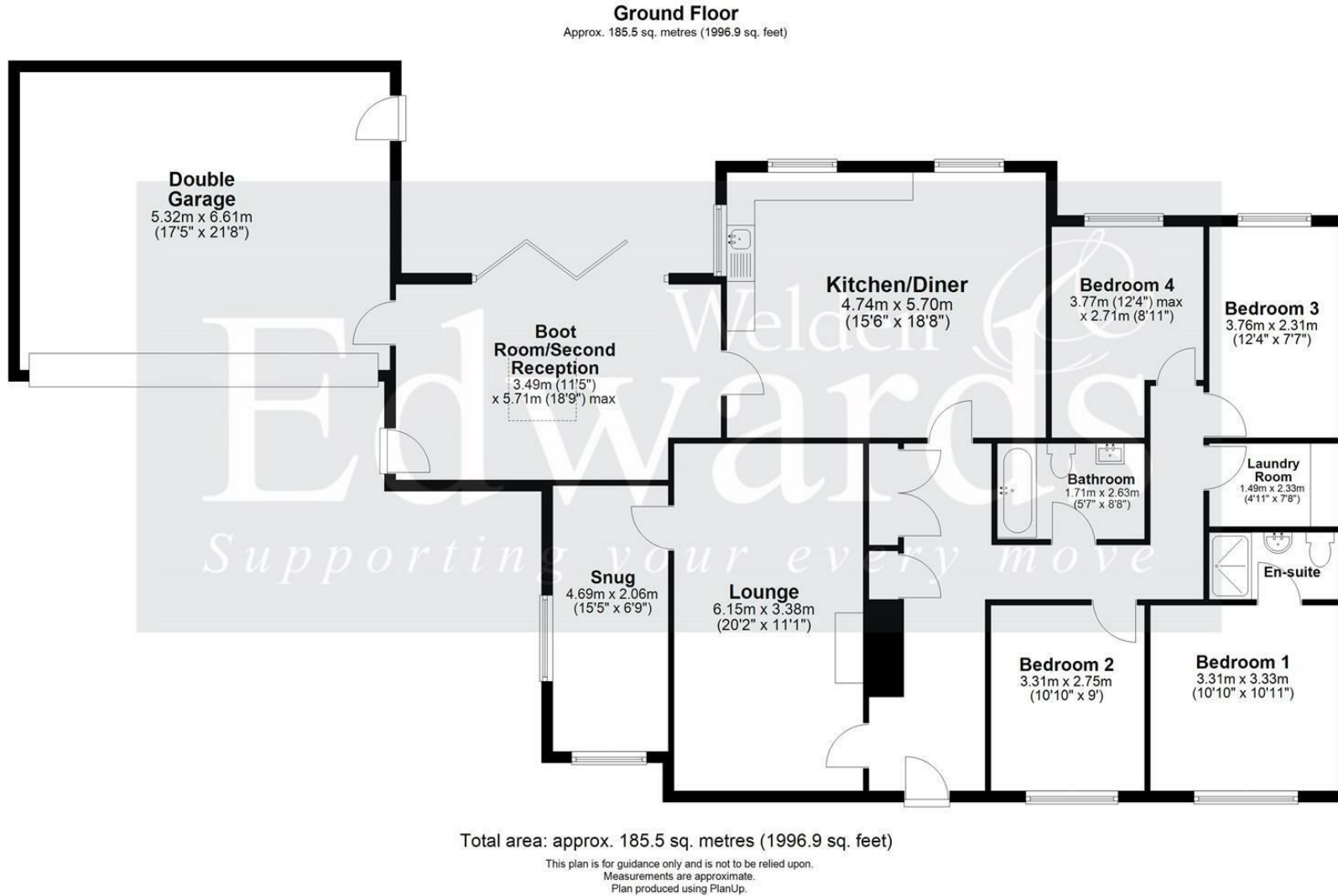
Disclaimer

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.

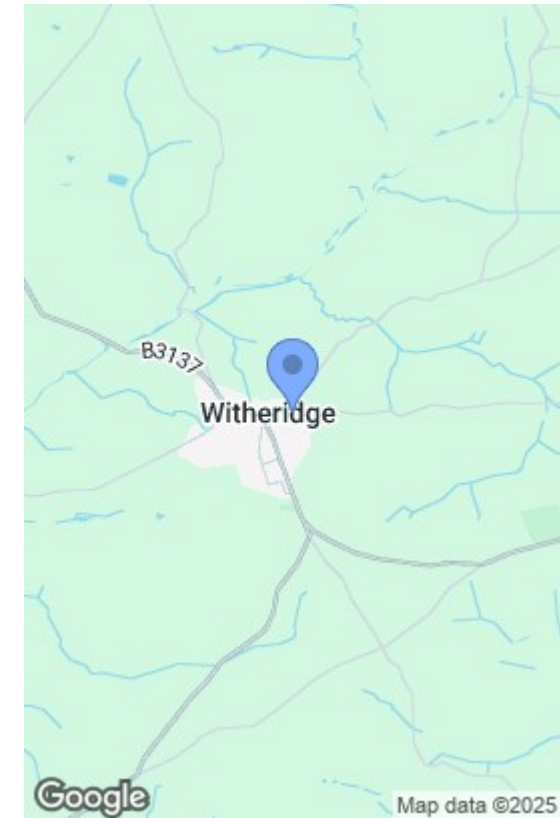








| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 59 |
| (39-54) E | 42 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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

Welden
Edwards
Supporting your every move