



**Cinnamon , Tiverton, Devon EX16 8JS**  
**£625,000**

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

***Discover this highly versatile four-bedroom bungalow, perfectly positioned in the sought-after Seven Crosses area. Offering spacious open-plan living with a well-connected lounge, dining area, and kitchen, the property also boasts a generous loft space. With its flexible layout and prime location, this home truly must be seen to be fully appreciated.***



## Description

Tucked away in a lovely part of Tiverton, this spacious and adaptable four-bedroom bungalow offers a wonderful blend of comfort, character, and practicality—perfect for families, downsizers, or anyone seeking single-level living with room to grow.

Step into the welcoming entrance porch, ideal for coats and shoes, and discover a charming snug (or fourth bedroom) with dual-aspect garden views and a beautiful stone fireplace—an inviting space to relax or work from home.

The heart of the home unfolds to a flowing open-plan lounge, dining area, and kitchen, creating a sociable and light-filled living space. Patio doors from the lounge open onto the rear garden, while the dining area comfortably accommodates a large table. The kitchen features a range of wall and base units, excellent storage, and a Rayburn that also provides heating. A handy utility room off the kitchen leads to a secure patio area—perfect for pets or practical outdoor use.

From the lounge, an inner hallway connects to the remaining bedrooms and bathroom. Bedroom One is a generous double with fitted wardrobes and dual-aspect windows offering lovely garden views. Bedroom Two is another spacious double with built-in storage while Bedroom Three is a cosy small double, ideal for guests or a home office. The family bathroom includes a bath with shower over, vanity unit, and WC, with an additional separate WC for convenience.

A staircase from the lounge leads to a versatile loft area, currently used as a study, with large storage cupboards—adding even more flexibility to the home.

The rear garden is a true sanctuary, featuring a fully enclosed patio seating area, a wraparound lawn, and a second patio perfect for alfresco dining. Mature trees and shrubs provide privacy and a peaceful atmosphere, making this garden a standout feature.

Driveway parking and a single garage with owned Solar Panels, complete the picture, offering practicality and ease of access.

## Council Tax, Tenure & Services

Council Tax Band - D

Freehold

Mains Electric and Water, Rayburn which heats the central heating., Septic Tank

Ofcom Broadband Speeds: Ultrafast 1800 mbps

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

## 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.

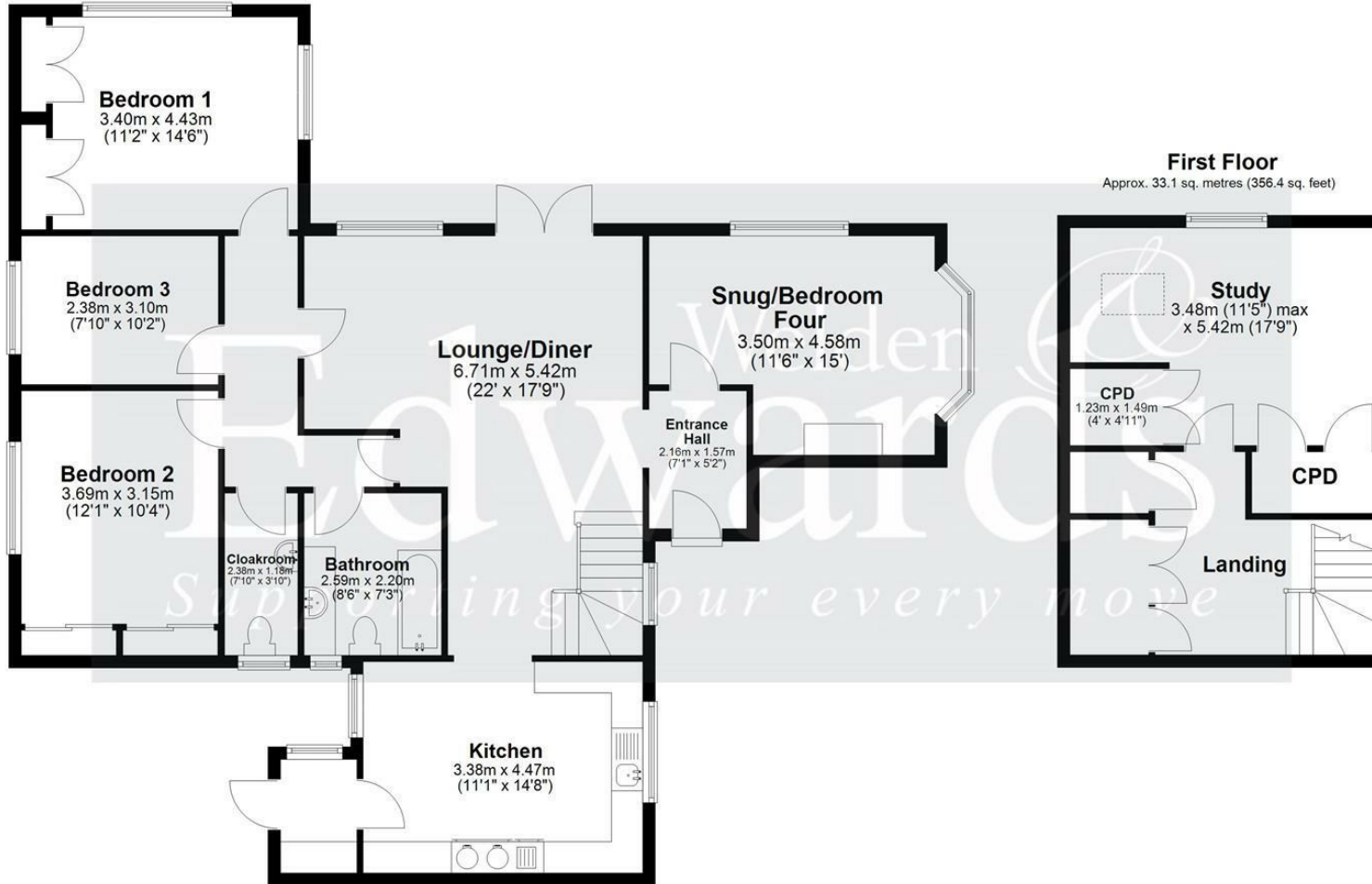






## Ground Floor

Approx. 116.1 sq. metres (1249.6 sq. feet)

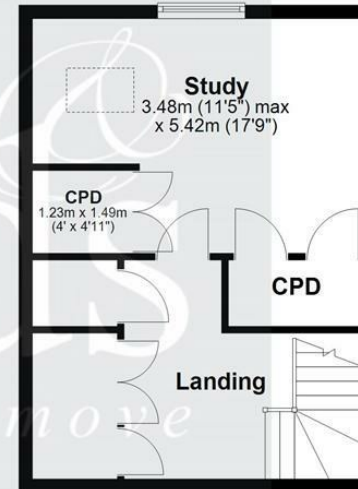


Total area: approx. 149.2 sq. metres (1606.0 sq. feet)

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

## First Floor

Approx. 33.1 sq. metres (356.4 sq. feet)



## Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                   |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>90</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>59</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  |

