



**7 Shakespeare Close, Tiverton, EX16 6NN**  
**Asking Price £435,000**

***Situated in an enviable position, on a popular cul-de-sac, is this fantastic four/five bedroom detached home. Benefiting from large front and rear gardens, off road parking for two cars, lounge, dining room, and conservatory. Viewing is highly recommended to appreciate what this home has to offer.***

### **Description**

Located in a quiet cul de sac, sits this fantastic home.

Entering via the front door into the entrance hall, doors lead to all rooms. To the left, is the lounge. A fantastic sized room with a bay window which allows in plenty of natural light, as well as a gas fire to help keep the room warm in the colder evenings.

Following on from here, is the dining room, another lovely sized room with space for an 8 seater dining table and chairs. Double Patio doors lead on to the conservatory, a wonderful extra that looks over the sizeable rear garden.

The kitchen is a great size, with beech wall and base units complimented with grey worktops and white tiling. There is an integrated oven and plumbing for a washing machine, as well as a breakfast bar.

A handy utility room can be found off the kitchen, with a built in fridge freezer and sink. From here, a door leads to a fantastic space which the current owners are using as an office, but would make a great Bedroom/hobby room.

A cloakroom with WC, hand basin can also be found on the ground floor.

Upstairs, you will find four bedrooms and the family bathroom. The primary bedroom is a large double with fitted wardrobes and the added bonus of an ensuite, with a built in shower cubicle, WC and hand basin.

Bedroom Two and Three and both great size doubles, with ample space for bedroom furniture. Bedroom four is a large single bedroom with views overlooking the rear garden.

The family bathroom benefits from a bath with shower over, WC, and hand basin.

Externally, the rear garden is a fantastic size, fully enclosed and laid to lawn with a patio seating area. To the side of the property, is a brick built shed, a great workshop or working from home space.

To the front of the property is the substantial front garden, laid to lawn with driveway parking for two cars.

### **Council Tax, Tenure & Services**

Council Tax Band - E

Freehold

Mains Gas, Electricity, Water and Sewage

Please note - There are two trees in the front garden with Tree Protection Orders

### **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.

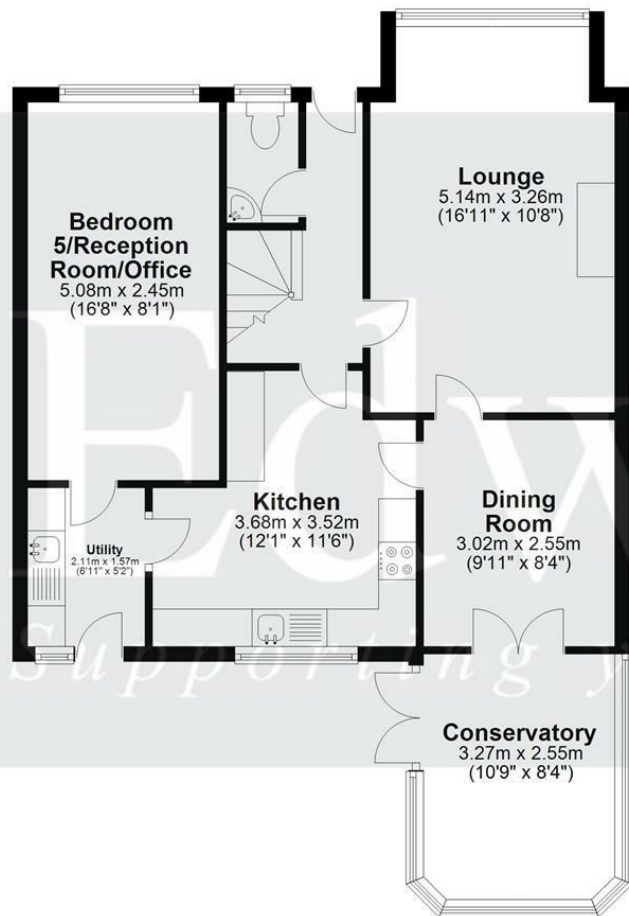
### **Disclaimer**

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.



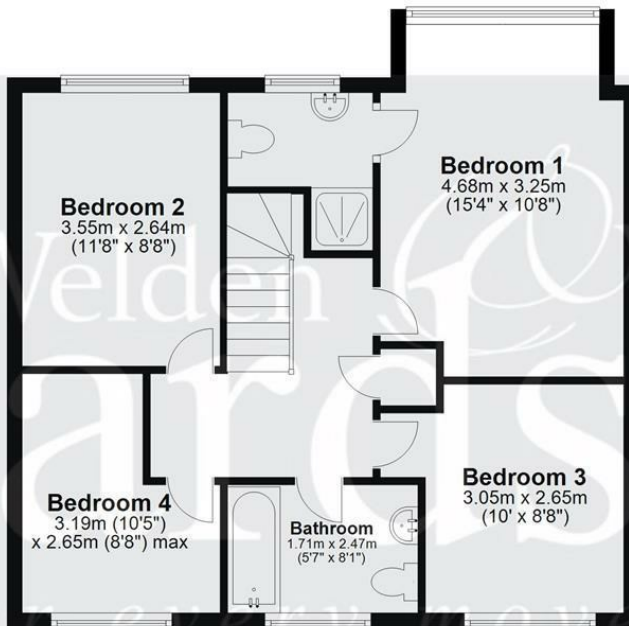
### Ground Floor

Approx. 67.6 sq. metres (727.8 sq. feet)



### First Floor

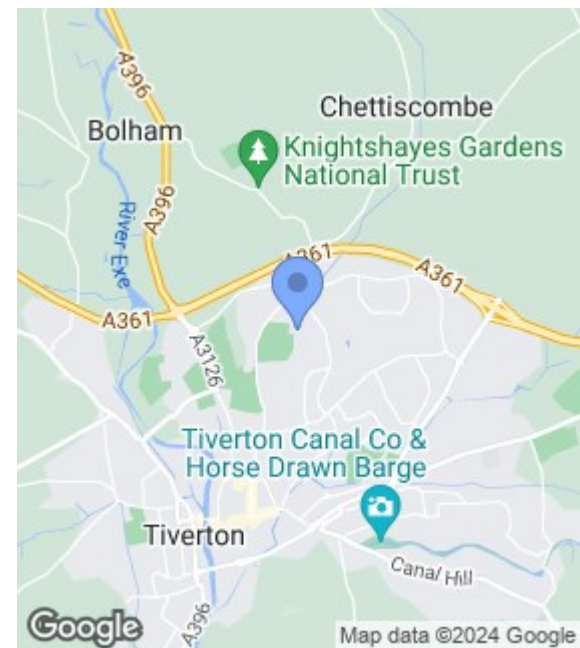
Approx. 57.3 sq. metres (617.2 sq. feet)



Total area: approx. 125.0 sq. metres (1345.0 sq. feet)

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

- Four/Five Bedrooms
- Large Front & Rear Gardens
- Driveway Parking
- Conservatory
- Desirable Location
- Utility Room
- Ensuite
- Viewing Highly Recommended
- Brand New Boiler Fitted 2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(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	

