



**9 Willow Rise, Tiverton, EX16 8FD**  
**Asking Price £425,000**

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



## Description

Upon entering this impeccably presented property, you'll be instantly captivated by its aura of brightness and spaciousness. The large entrance hall, neat and inviting, offers ample space for your footwear and outerwear.

Situated to the right of the property lies a generously proportioned lounge, featuring patio doors that lead to the charming rear garden.

The pièce de résistance of this home, however, is its magnificent open-plan kitchen/diner and family room. With an abundance of space, this room makes the ideal spot for hosting and entertaining guests. The kitchen, boasting numerous units with wooden worktops, is equipped with built-in appliances such as a fridge freezer, oven, gas hob, and dishwasher. The dining area provides sufficient space for a substantial dining table and perhaps an extra sofa, if desired. This dual-aspect room is flushed with natural light throughout the day, thanks to the patio doors that lead to the rear garden.

Also on the ground floor, there lies a cloakroom alongside a versatile utility room with further wall and base units. This room, housing the LPG boiler, provides plumbing for a washing machine and space for a tumble dryer.

Further within, there is an array of four beautiful bedrooms on the upper level. The primary bedroom, rather spacious and luxurious, benefits from an ensuite that includes a shower, WC, and hand basin. Both the second and third bedrooms are large doubles with stunning greenery views from the property's front. Even the fourth bedroom, while being a comfortable single, offers ample room. Rounding off this floor is a family bathroom, equipped with a separate shower cubicle, a bath, a vanity unit, and WC.

Externally the rear garden is a fantastic size, with a patio seating area to enjoy al-fresco dining.

Another benefit of this stunning home is the double garage and driveway parking for 4 cars.

## Services, Tenure & Council Tax

Council Tax Band - E

Mains Electricity, Water & Sewage. LPG heating.

Freehold

Open Space Management & Service Charge - £236.15 per year

## 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



First Floor



Double Garage



Total area: approx. 184.4 sq. metres (1984.6 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	85
(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	





