



**13 Loom End, Tiverton, EX16 5FJ**  
**Asking Price £499,950**

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

*An exquisite detached home, overlooking beautiful green space and finished to an extremely high standard. Benefiting from 5 doubles bedrooms, a low maintenance rear garden, garage and driveway parking, as well as a large kitchen diner, this home is truly remarkable and needs to be viewed to appreciate all it has to offer!!!*

**EPC RATED A!!!!**



Description

Tucked away at the end of the popular Rackenford Meadows estate, sits this fantastic home.

Entering through the front door, you are invited into the spacious entrance porch, to the left is the sizeable lounge. A beautifully finished room with stunning feature wallpaper, and finished with grey carpets. The window overlooks the stunning green space, making this a lovely place to relax and unwind after a long day.

To the right of the entrance hall, you will find what the current owners are using as a study, again finished to a wonderful standard this space works perfectly as a working from home space, or as a playroom with beautiful views over the green space.

To the rear of the property is the real heart to this home, the kitchen diner. The kitchen has a range of white gloss wall and base units, complimented by oak effect worktops. Benefiting from built in appliances, such as fridge freezer, washing machine, dishwasher, oven, hob and an extractor fan. The dining area, is a great space, with ample space for a large dining table and chairs, aswell as a sofa, making this a wonderful family and entertaining area. Patio doors lead to the rear garden. Finishing off the ground floor, is a useful cloakroom, with a WC and handbasin.

Rising to the first floor, you will find three bedrooms and the family bathroom. The Primary Bedroom is a magnificent room that enjoys stunning views. A great size double with the luxury of a dressing area with built in mirrored wardrobes, as well as an en-suite. The en-suite has a shower cubicle, WC and hand basin.

Bedroom Four and Five are also found on the first floor, both great sized double bedrooms, with Bedroom Four benefiting from views of the green and Bedroom Five over looking the rear garden. The family bathroom has charcoal grey tiling, a bath, WC and hand basin.

Ascending up to the second floor, a further two double bedrooms can be found, both enjoying stunning views as well as extra light flooding the rooms from the skylight windows. Another shower room is also found on this floor, with a shower cubicle, WC and hand basin.

Externally, the rear garden is a great space to enjoy the warmer weather, with a fantastic composite decking area, perfect for alfresco dining with the rest being laid to lawn.

To the front of the property, is driveway parking and access to the garage.

Tenure, Council Tax, Services

Freehold  
Council Tax Band E  
Mains Gas, Electricity, Water and Drainage  
The property has the additional benefit of solar panels consisting of 16 panels and a Huawei 5.2 kWh battery. The seller advises these generate more energy than the average home uses per year.  
We have been advised there is a yearly service charge of £169.00.

Tiverton

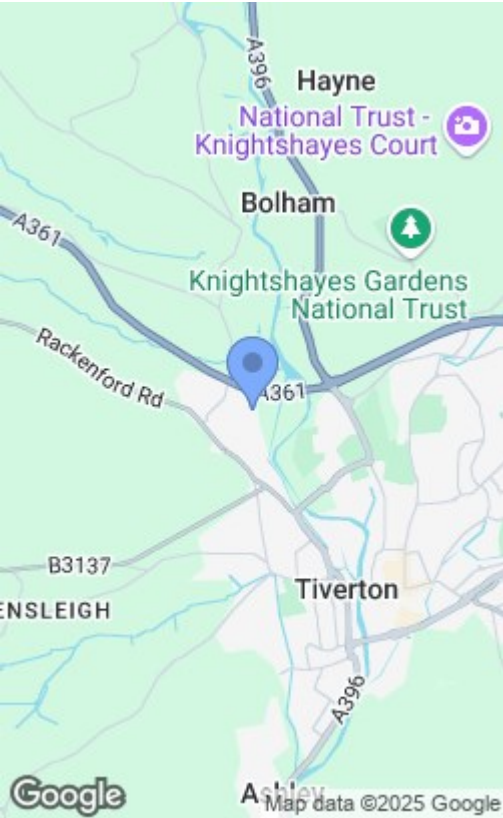
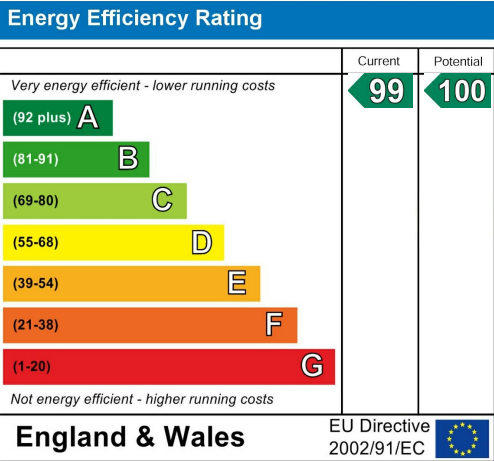
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.

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.

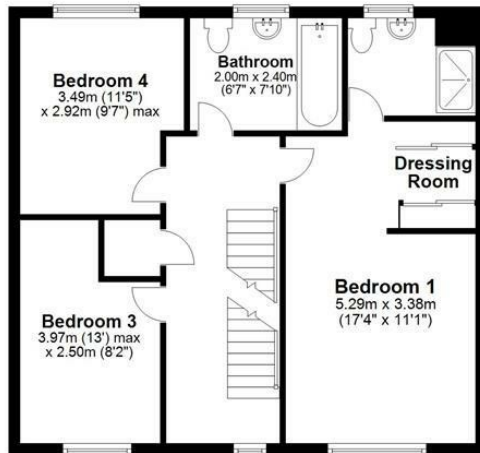






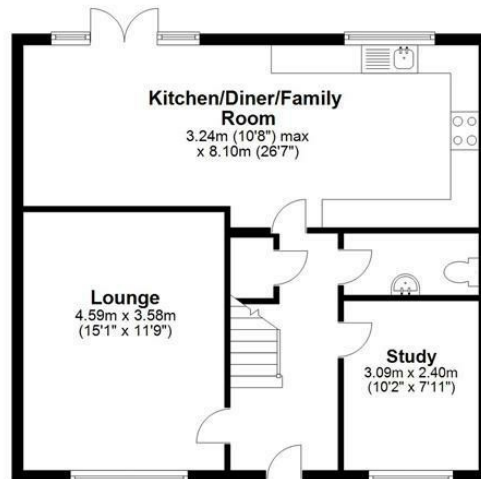
### First Floor

Approx. 78.8 sq. metres (847.9 sq. feet)



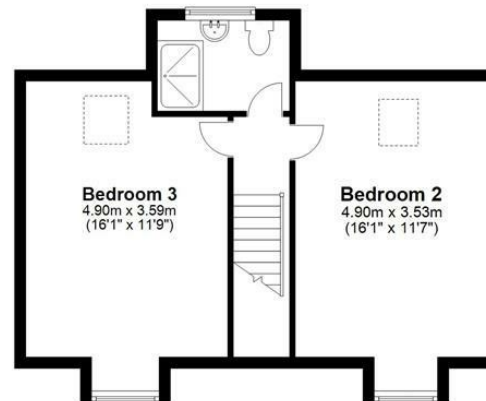
### Ground Floor

Approx. 62.3 sq. metres (670.8 sq. feet)



### Second Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



Total area: approx. 185.3 sq. metres (1994.5 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 | <b>99</b>                                                                                                      | <b>100</b> |
| (92 plus) <b>A</b>                          |                                                                                                                |            |
| (81-91) <b>B</b>                            |                                                                                                                |            |
| (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<br>2002/91/EC  |            |

