



**3 Tidcombe Walk, Tiverton, EX16 4FB**  
**Price £367,500**

Situated within a popular residential area, this large four bedroom semi-detached house offers spacious living accommodation throughout with a nature haven garden. With easy, level access to the town centre via the Old Railway Line, this property makes the perfect family home!

### Description

This four-bedroom townhouse, the original show home, situated on the outskirts of town near the serene Grand Western Canal, offers comfortable living in a popular and quiet development. Conveniently located near Blundells School, this home combines practical living with easy access to nature and the town centre.

The interior is smartly laid out, featuring an entrance hall with a cloakroom and stairs leading to the upper levels. The kitchen is equipped with modern units and opens to the dining room, which enjoys a lovely outlook onto the garden through patio doors. The sitting room is accessed through an archway from the dining room—ideal for family gatherings.

Upstairs, the home includes three bedrooms on the first floor, alongside a well-maintained family bathroom. The second floor is devoted to the main bedroom suite, complete with a spacious bedroom and an en-suite shower room and plenty of wardrobe space. The sellers have advised the large loft space is boarded with lighting, ideal for additional storage!

The garden at the rear offers a private, tranquil outdoor space with plenty of space for a table and chairs. There is a garage which can be accessed via an up-and-over door to the front and a personnel door from the garden. There is also private driveway parking to the front.

### Services, Council Tax and Tenure

Mains gas, electricity, water and drainage.

The owners have advised a service charge of approximately £200 per annum for maintenance of the open spaces.

Council tax band D.

Freehold tenure

### Tiverton

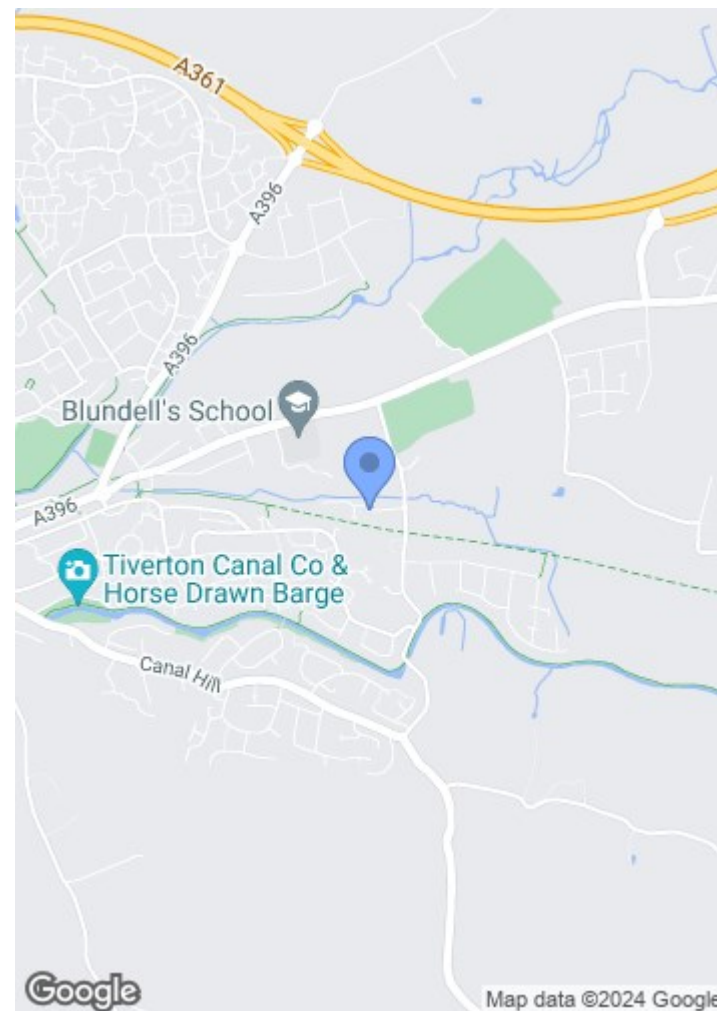
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.


### 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.

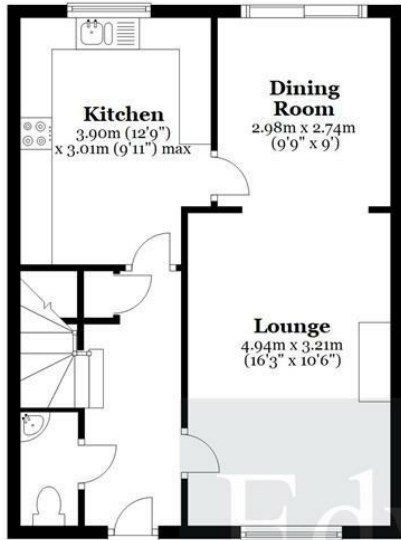
### Disclaimer

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.

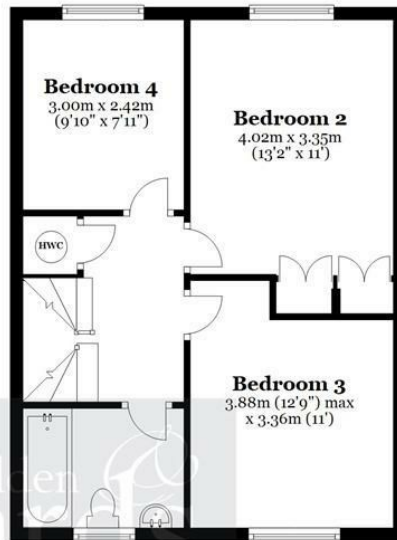


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

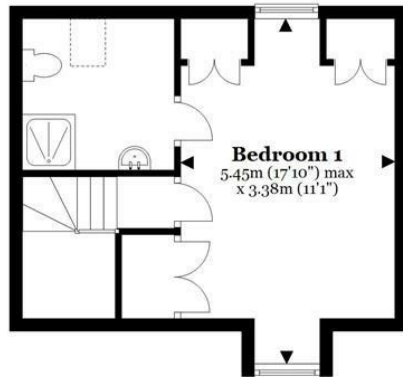
### Ground Floor



### First Floor



### Second Floor



Total area: approx. 122.6 sq. metres (1320.0 sq. feet)  
This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.



