



Plot 47 - Cranmore



Tiverton 2 Miles. Exeter 20 Miles. Taunton 20 Miles

A superb four bedroom family home that combines modern convenience with an Arts & Crafts influence.

- Four bedroom family home
- Master with ensuite
- Electric car charging
- Spacious kitchen/dining room
- Separate cloakroom & utility
- Integral Garage
- 10 year building warranty
- Superb location
- Council Tax Band TBC
- Freehold

Guide Price £435,000

SITUATION

Located on the popular and well-presented Blundells Grange development, this collection of properties is situated approximately one mile from the town centre, with easy pedestrian access to several local parks and the popular Grand Western Canal, with many miles of lovely cycling and walking routes along its tow path. Tiverton offers a wide range of recreational and retail facilities including banks, building societies, shops, supermarkets, hospital, an 18-hole golf course and a leisure centre. The town has an excellent range of educational facilities including Blundell's School, which offers discounts for local students. There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

DESCRIPTION

A beautifully presented family home that blends an Arts and Crafts style with modern convenience and efficiency. With three double bedrooms and one single the property suits growing families or downsizers looking for a high-quality home.

ACCOMMODATION

The Cranmore is a detached four-bedroom residence, reimagines the conventional family home to deliver a level of luxury that surpasses expectations. Boasting four bedrooms, an ensuite in the master bedroom, and an additional family bathroom, it provides ample space for an elevated standard of living. This home is designed to accommodate the entire family and offers room for future expansion.

On the ground floor, the Cranmore is equally well-designed and appointed. The expansive lounge provides ample space for relaxation, while the open-plan kitchen/dining room is a truly captivating area that extends across the rear of the property, flooded with natural light from the double-width French doors. The kitchen is equipped to the highest standard, featuring premium brand appliances, and includes a separate utility room with a downstairs cloakroom.

OUTSIDE

To the front of the property is a lawned area and a walkway to the front door with parking to the front of the property with the drive leading into the integral garage. To the rear is a good-sized garden with an area of lawn and a paved terrace set off of the kitchen diner providing superb space for entertaining or alfresco dining.

SERVICES

All mains services are connected.

AGENTS NOTE

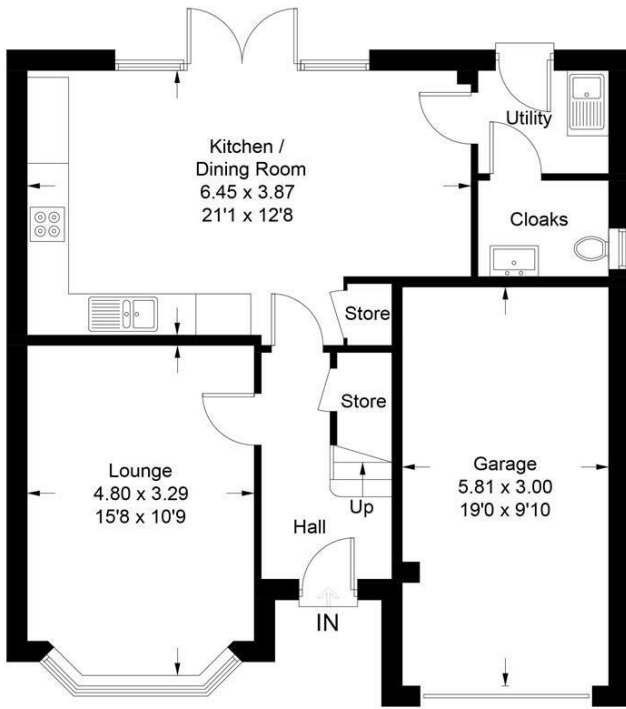
Please note that the images are representative and may not be that of the actual plot. The floorplan may also be opposite to that of the property.

DIRECTIONS

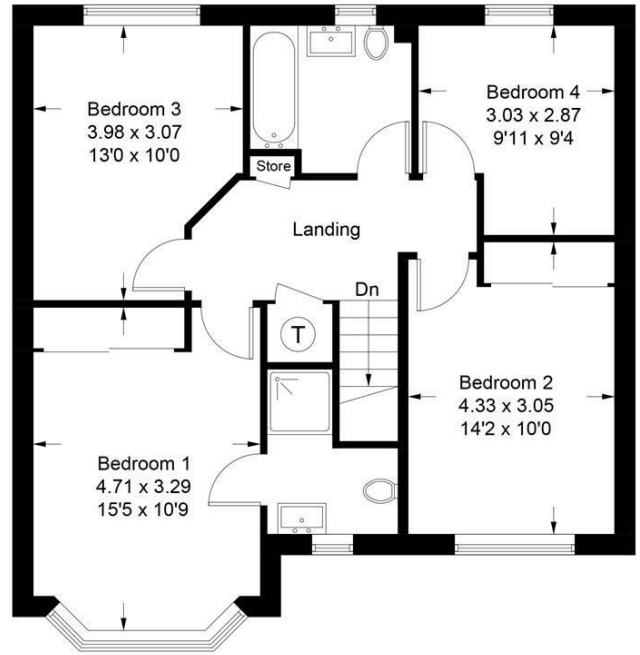
Heading westbound on the A361 take the newly constructed exit slip road onto Barberry Way. Continue to the T Junction and head across Blundells Road into the new development. Follow the signs for the Show Home/Site Office for parking.



Approximate Gross Internal Area = 122.4 sq m / 1318 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1048886)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A	(85-91) B	(65-77) G	(35-50) F
(81-91) B	(65-77) G	(35-50) F	(15-28) G
(65-77) G	(35-50) F	(15-28) G	
(35-50) F	(15-28) G		
(15-28) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705

tiverton@stags.co.uk

stags.co.uk