



Briary, 62 Canal Hill





# Briary, 62 Canal Hill

Tiverton, Devon EX16 4JQ

Town centre 1 mile. Tiverton Parkway 7 miles. Exeter 14 miles.

Superbly presented family home, spaciouly set across 2086 Sq.Ft. of accommodation in an elevated position on the edge of town.

- Renovated throughout
- Beautiful family kitchen
- Sitting room
- Large workshop/garage
- Council Tax Band D
- Four Bedrooms
- Large versatile dining hall
- Attractive surroundings
- Parking for several cars
- Freehold

Guide Price £725,000

## SITUATION

The property is situated in the popular market town of Tiverton, close to the Grand Western Canal. Tiverton offers a wide range of amenities including leisure centre, hospital, bank/building societies, shops and supermarkets. There is private and state schooling for all ages, including Blundell's School which offers discounts to local students.

There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station with an intercity link to London Paddington.

## DESCRIPTION

Located in an elevated position, 62 Canal Hill, offers a spacious family home comprising of four double bedrooms, two bathrooms, open-plan kitchen-dining room with separate utility, and sitting room. Externally, the property is not compromised, offering both a front and rear garden, fruit and vegetable patch, versatile workshop/ garage space and plenty of parking.





## ACCOMMODATION

An impressive dining hall with vaulted ceiling to the first floor and hardwood flooring welcomes you in to the property, whilst providing access to all principal rooms on the ground floor. The spacious, triple aspect, family kitchen offers a superb space for all to gather. The kitchen provides ample storage with wall and base units with Quartz worktop, integrated dishwasher and further space for range cooker and fridge freezer. Informal seating is available via undercounter seating, whilst beyond, the dining area offers an area for more formal dining and features French doors leading to the rear garden. The lovely sitting room has a dual aspect with sliding doors out to the front garden, enjoying elevated views to the north.

The master bedroom can be found to the rear of the property with views over the rear garden and benefiting from an en-suite bathroom comprising of large shower, corner bath, heated towel rail, wash basin and WC. A further versatile bedroom/ study can also be found on the ground floor.

A useful utility comprises of a wash basin and WC, and offers space for washing machine and tumble dryer.

The elegant yellow pine staircase with toughened glass leads to a spacious landing. Two airy bedrooms can be found at either end of the property with rear aspects. The centrally located family bathroom comprises of a large walk-in shower, heated towel rails, wash basin and WC. Loft access can be gained at various points on the first floor.

## OUTSIDE

To the front of the property is a spacious lawn with mature shrubs and trees to include eight types of apple trees, an Acer, Magnolia and roses.

To the rear is a gravelled seating area and a further area of lawn. Beyond is a wealthy fruit and vegetable garden. On the rear boundary, the timber clad workshop, built with insulated composite panels, offers a superb additional space. With full height double door this outbuilding provides flexible workshop/ garage space/ storage.

The driveway leads off Canal Hill and offers plenty of parking to the side and rear of the property

## SERVICES

Mains water, electricity, gas and drainage. Central Heating  
Ofcom predicted broadband services - Not listed  
Ofcom predicted mobile coverage for voice and data - Not listed  
Local Authority: Mid Devon District Council.

## VIEWINGS

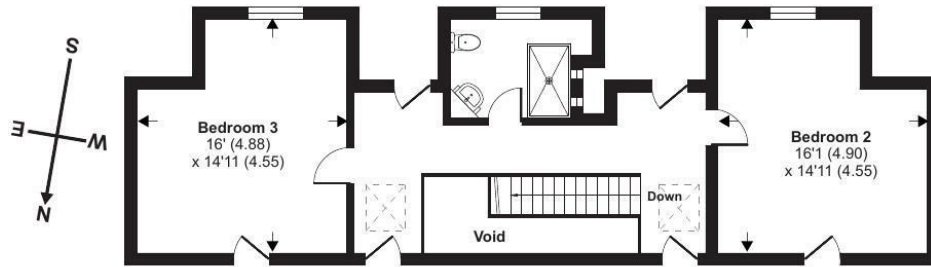
Strictly by appointment with the agent please.

## DIRECTIONS

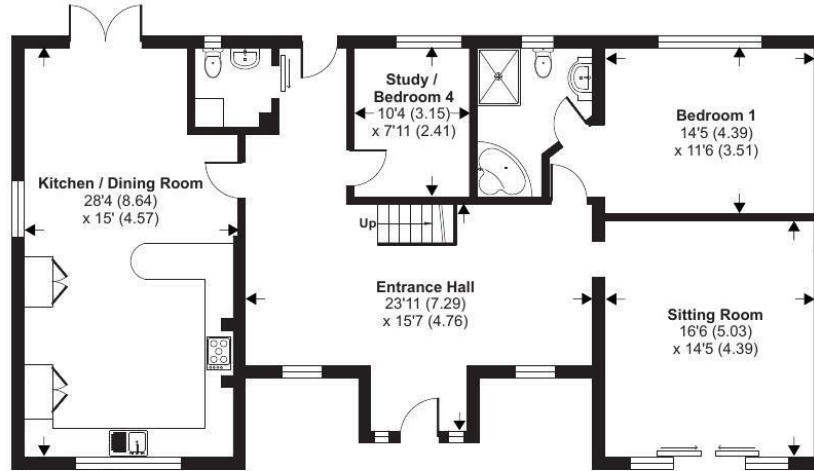
From M5 Junction 27, travel west along the A361, taking the second Tiverton exit sign posted Bickleigh/ Tiverton A396. At the roundabout, take the first exit and proceed towards Tiverton and carry straight across onto Heathcoat Way at the McDonalds roundabout. At the next roundabout, take the third exit, remaining on the A396. After 350 yards turn left on to Old Road and proceed to the roundabout taking the first exit onto Canal Hill. and proceed for approximately half a mile, where the property will be found on the right hand side.





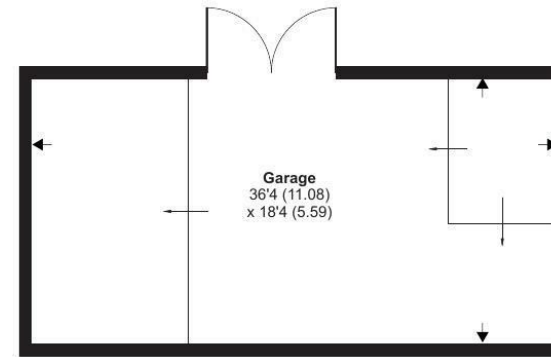


First Floor



Ground Floor

Approximate Area = 2086 sq ft / 193.7 sq m (excludes void)  
 Garage = 666 sq ft / 61.8 sq m  
 Total = 2752 sq ft / 255.5 sq m  
 For identification only - Not to scale



Garage



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlhcom 2024. Produced for Stags. REF: 1135003

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	83
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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