



12 Uplowman Road, Tiverton, Devon, EX16 4LU

Price £665,000

Council Tax: F Freehold

HIGHLY DESIRABLE LOCATION - Situated in one of the most sought after locations in Tiverton, this five bedroom extended detached bungalow is situated on Uplowman Road which is known for its easy access to the world renowned Blundell's school and Tiverton Town Centre which offers an array of shops, schools and services complimented with the golf club only a short walk away. This property must be viewed internally to be fully appreciated.

This home offers a vast amount of accommodation to suit a growing family, with an entrance porch leading into the large entrance hall which runs through the middle of the property to offer a stunning kitchen/breakfast room measuring approx 30ft in depth, leading into a wonderful family room which is ideal for entertaining, featuring French doors out onto the large well maintained garden which wraps around the whole of the property. The sitting room provides a lovely fireplace with a large dining room which has been generously extended and the utility room caters for the most domestic of people while enjoying the front garden with a barn door to enjoy the peaceful evenings with its relaxing seating seated areas.

The bedrooms are spacious, with bedroom one offering a dressing room and ensuite shower room, while bedrooms two, three and four enjoy double bedrooms and bedroom five is currently used as an office looking out onto the rear garden. A family bathroom compliments the accommodation with its luxury suite including a free-standing bath and shower cubicle. To the side, the generous sized garage is as wide as it is long, catering for hobbies or car enthusiasts with its workshop space and separate WC.

Outside, the landscaped gardens are well tendered offering many areas to entertain, while the side garden provides space for further outbuildings if required. The property is positioned within easy access of the dual carriageway for the M5 leading to Parkway mainline station with links to London Paddington or Exeter City airport.



Entrance Porch

Central to the property there is an open entrance porch with quarry tiled flooring and uPVC double glazed door leading through to.

Entrance Hall

A large inviting Entrance Hall leading off the Entrance Porch open plan through to the inner hall with storage cupboard and doors leading through to all rooms.

Inner Hallway

A long hallway space offering radiator, coving, tiled flooring with storage cupboard and doors leading through to all rooms.

Sitting Room

18'3" x 12'5"

A light and airy sitting room offering a stunning disconnected oil fire with marble hearth and matching surround, television and telephone point, coving, large uPVC double glazed window to rear aspect looking onto the stunning rear garden.

Dining Room

14'5" x 11'4"

A generously extended room offering radiator, coving, uPVC double glazed window to front aspect and archway feature window to side aspect.

Utility Room

8'9" x 8'2"

A spacious room offering a square edge laminate worktop with a single drainer stainless steel sink unit and mixer tap, space and plumbing for under

counter washing machine and tumble dryer, tiled flooring, dado rail, coving, LED strip light fitting, uPVC double glazed window to front aspect with barn door and storage cupboard, radiator and separate cupboard housing a low-level w.c. finished with tiled flooring.

Kitchen/Breakfast Room

11'0" x 12'8"

A real feature of the property this stunning open plan room leading through into the lovely light and airy family room that measures 30ft in depth with wonderful views out onto the stunning rear garden fitted with a range of granite worktops offering a built in one and a half bowl stainless steel sink unit in the breakfast area with mixer tap and insinkerator. A wide range of cupboards and drawers under the worktop compliment the well fitted kitchen with a Neff integrated dishwasher and space for a rangemaster double oven with a six burner Propane gas top and matching stainless steel chimney style cooker hood above, matching eye level cabinets with coving, inset spotlighting and tiled flooring.

The kitchen separates the family room with a large breakfast bar with cupboards and drawers under and separate range of cupboards with drawers under with an additional granite worktop island with a range of cupboards under. There is a further range of tall standing cupboard's offering space for a plumbed in American

style fridge/freezer and built in Neff microwave oven accompanied with a wine rack, t.v. and telephone points and tiled flooring,

Family Room

19'6" x 12'1"

Part of the stunning kitchen the lovely family room is a light and airy family space that is ideal for family time and entertaining or even partying with its delightful open plan space fitted with windows and French doors leading out to the rear garden.

Bedroom One

22'9" x 13'8" narrowing into the dressing room5'6"

A spacious dual aspect double bedroom offering radiator t.v. and telephone point, coving, opening through to a dressing area with radiator and uPVC double glazed windows to front and rear aspect with inset spotlighting and open archway leading through to

Ensuite Shower Room

8'8" x 5'1"

Matching the luxury family bathroom suite the ensuite to the main bedroom offers a tile enclosed double shower cubicle with glass screen doors and inset spotlighting with mains shower. A square edge worktop with a range of cupboards and drawers under offers a hidden cistern low level WC., wash hand basin with mixer tap and matching eyelevel cupboards, fully tiled with inset



spotlighting and obscure uPVC double glazed window to front aspect.

Bedroom Two

14'9" x 9'1"

A spacious double bedroom offering a radiator, t.v. point and uPVC double glazed windows to front aspect.

Bedroom Three

11'5" x 12'0"

A double bedroom offering a radiator t.v. with uPVC double glazed window to rear aspect.

Bedroom Four

10'3" x 10'1"

A double bedroom offering a radiator with uPVC double glazed window to front aspect.

Bedroom Five

9'4" x 7'6"

A large single bedroom currently used as an office offers a radiator and telephone point with a uPVC double glazed window to rear aspect.

Family Bathroom

9'5" x 7'3"

A wonderful family bathroom that has been extended to offer space for a four piece suite comprising of a freestanding roll top bath with mixer tap and shower hose attachment, separate tile enclosed shower cubicle with a glass screen door and mains shower, close coupled low-level w.c., pedestal wash hand basin mixer tap. fully tiled with shaver point and chrome towel radiator with uPVC double glazed windows to rear and side aspects.

Double Garage

27'11" x 17'8"

A later addition designed to originally house a big hobby offering space for numerous vehicles with further storage area to the rear and a separate cloakroom comprising of a low-level w.c. with wash hand basin with window to rear aspect offering a large electric up and over door to front.

Front Garden

To the front the area is mainly laid with shingle stone driveway area that can cater for numerous vehicles for off-road parking leading to the garage and entrance door with side gate leading to the side garden and gated area leading to the front garden area that offers a seating area that is tranquil and peaceful offering a range of flower beds with a range of flowers and shrubs with path leading to the rear of the property.

Rear Garden

A real spectacle that stretches across and wraps around the rear of the property with many wonderful features in a stunning westerly facing rear garden that that is mainly laid to lawn with large patio paving area that provides a large seating area with two areas for entertaining covered with a pergola structure that is picturesque. To the rear of the garden the raised bank offers a wide range of flowers and mature shrubs backing onto the timber fence boundary. Leading to the side of the property the garden leads with a pathway to a large space that compliments the rear garden.

Side Garden

The side garden is spacious and continues to offer to expand the main accommodation if required or provide space for out buildings enclosed with boundary fencing offering a range of shrubs and plants where the oil tank storage is situated and large store sheds with a large hard standing provides access to the side door into the store room area of the large garage with a gate leading to the front and drive.

Services

Mains electric, water and sewerage. The property is heated with oil fired combi boiler providing hot water and heating to the property and propane gas supplying energy for cooking on the gas hob.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		81			55
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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