



5 Rose Close, Tiverton, Devon EX16 6TF
Asking Price £375,000

No Onward Chain

Set on a generous corner plot in a highly sought-after location, this spacious four-bedroom home showcases a beautifully finished interior, complemented by extensive driveway parking – ideal for modern family living.

Description

Upon entering the property, you're welcomed by a wide and inviting hallway that provides access to all ground floor rooms. To the right, the living room offers a bright and comfortable space, featuring a large front-aspect bay window that floods the room with natural light. This generous room is ideal for entertaining or relaxing with family, complete with ample space for a seating area and the cosy charm of a log burner.

An open archway leads through to the kitchen/diner – a fantastic open-plan space that's perfect for both everyday living and hosting. Patio doors open onto the rear garden, enhancing the sense of space and light. The recently updated kitchen is fitted with elegant cream shaker-style wall and base units, beautifully complemented by oak-effect worktops. A range of integrated appliances includes a double oven, hob, microwave, and dishwasher, while a stylish breakfast bar adds a casual dining option.

From the kitchen, a door leads into the utility room – a practical and well-equipped space with additional units, plumbing for a washing machine, and room for a tumble dryer. A fire door provides internal access to the garage, which is fitted with lighting and electrics. The garage loft has been insulated, offering potential for additional storage or hobby use. A further external door from the utility room steps down into the rear garden.

Upstairs, a spacious landing leads to four well-proportioned bedrooms and a modern family bathroom. The primary bedroom is a generous double, easily accommodating a king-size bed, and features a floor-to-ceiling sliding door wardrobe. A second double bedroom and two single rooms complete the upper floor – the fourth bedroom is particularly versatile, ideal as a home office, nursery, or dressing room, and includes a built-in storage cupboard. The loft is fully insulated, has power, and is accessed via a pull-down ladder from the landing.

The rear garden is a fantastic size, mainly laid to lawn with a lovely patio seating area – perfect for outdoor dining or relaxing in the warmer months.

To the front, the property boasts a large driveway with ample off-road parking for five or more vehicles.

This is a superb opportunity to acquire a stylish and spacious family home in excellent condition throughout. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Services, Tenure & Council Tax

All Mains Connected
Council Tax band - D
Freehold

Ofcom Broadband Speeds: Superfast 76 Mbps
Ofcom Mobile Signal : EE, Three & Vodafone - Likely. O2 Limited

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.



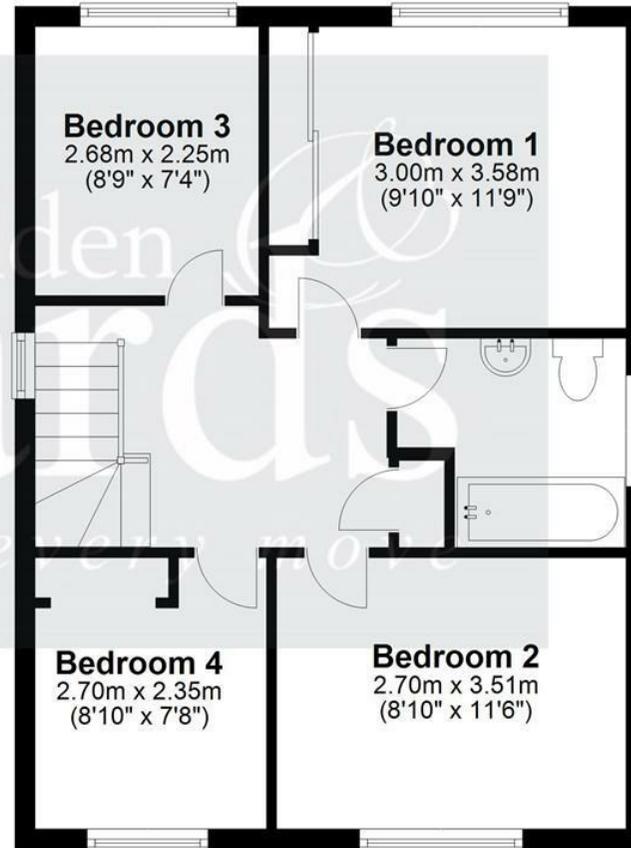
Ground Floor

Approx. 65.5 sq. metres (705.3 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.4 sq. feet)



Total area: approx. 112.6 sq. metres (1211.7 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		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

