7 Canberra Crescent, Tiverton, EX16 4FS
Offers In Excess Of £360,000

Welden Edwards
Supporting your every move

Immaculately presented and generously proportioned, this detached three-bedroom residence is crafted with modern family living in mind and enjoys a prime position in a highly desirable area.

Description

A welcoming reception hall provides a bright first impression, with stairs rising to the first floor, a useful built-in storage cupboard and a convenient cloakroom WC.

The kitchen-dining room is fitted with an impressive contemporary suite and a comprehensive range of integrated appliances, including a fridge-freezer, dishwasher, oven, hob and extractor. The dining area easily accommodates a family table, making it ideal for everyday meals or entertaining, and patio doors open directly onto the garden.

The Lounge is light and airy, featuring a large front window and patio doors to the rear that create a seamless flow between indoor and outdoor living.

On the first floor, the principal bedroom faces the front and benefits from bespoke built-in wardrobes and a stylish ensuite with a large shower, WC, wash basin and heated towel rail. The second bedroom is a double with further bespoke wardrobes and an airing cupboard. The third bedroom is a generous single to the rear, currently used as a study.

The family bathroom is fitted with a modern white suite comprising a bath with shower over, pedestal wash basin and WC.

Outside, a driveway runs alongside the property up to the garage. The south-facing, level rear garden is fully enclosed, laid mainly to lawn and complemented by a patio area accessed from both sets of patio doors.

Council Tax, Services & Tenure

All Mains Connected
Council Tax Band - D
Freehold
Ofcom Broadband Speeds: Ultrafast Speeds - 1800 Mbps
Ofcom Mobile Signal: EE, Three, Vodafone - Likely O2 - Limited
There is a management charge of £240.00 per annum.

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.

Tiverton

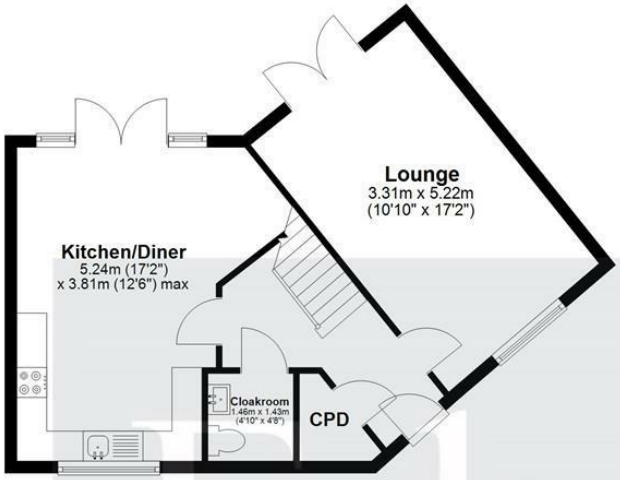
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Disclaimer

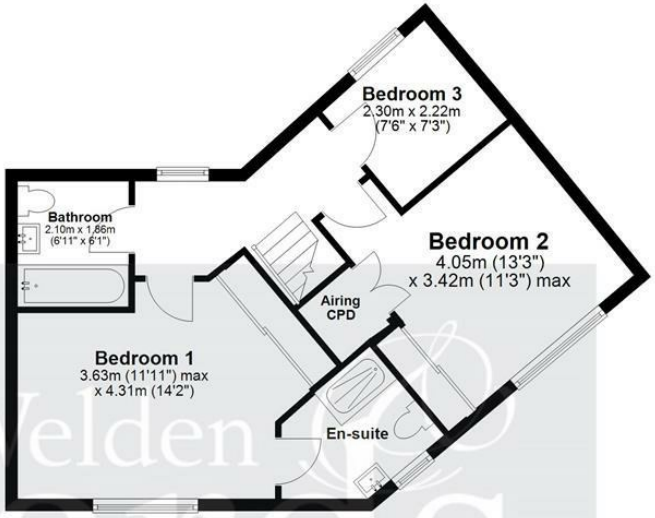
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

Edwards

Ground Floor
Approx. 47.7 sq. metres (513.4 sq. feet)



First Floor
Approx. 52.4 sq. metres (563.9 sq. feet)



Garage
Approx. 20.5 sq. metres (220.2 sq. feet)

Total area: approx. 120.5 sq. metres (1297.5 sq. feet)

This plan is for guidance only and is not to be relied upon.
Measurements are approximate.
Plan produced using PlanUp.

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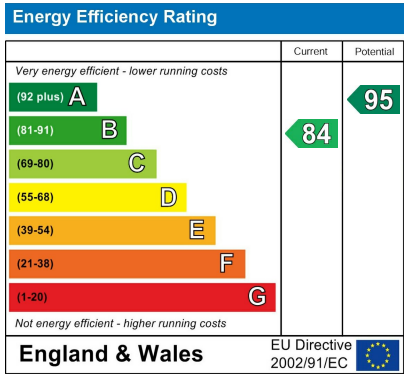

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