3 Upcott Mead Road, Tiverton, EX16 5AX
£350,000

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NO ONWARD CHAIN

Making its debut on the open market, this exceptional three-bedroom bungalow enjoys a substantial plot within a highly sought-after area of Tiverton. Combining spacious accommodation with an enviable setting, this is a rare opportunity not to be missed.

Description

Entering via the practical enclosed porch, there is an ideal space for the storage of coats, shoes and everyday essentials. From here, doors lead into both the living room and kitchen/dining room.

Situated at the front of the property, the spacious living room is flooded with natural light from a large picture window, creating a bright and welcoming atmosphere. The room offers ample space for a full range of lounge furniture, making it a comfortable area for relaxing and entertaining.

Also positioned to the front of the home, the kitchen/dining room is fitted with a range of wall and base units, providing excellent storage and worktop space. A useful breakfast bar offers additional seating and storage, while there is plenty of room for a family dining table, comfortably accommodating six chairs. A door from the kitchen provides convenient access to the rear garden.

To the rear of the bungalow are three well-proportioned bedrooms and the shower room. The principal bedroom is a generous double room enjoying delightful views over the beautiful rear garden. Bedrooms Two and Three are also spacious double bedrooms, offering flexible accommodation for family members, guests or those working from home.

Bedroom Two is a particularly attractive room, benefitting from direct access to the delightful garden room. This light-filled space is the perfect place to unwind while enjoying views across the gardens and can be used as an additional reception area, hobby room or peaceful retreat. Bedroom Two also provides access to the useful loft space, which offers further versatile accommodation.

Completing the internal accommodation is the shower room, fitted with a shower cubicle, WC and wash hand basin.

Externally, the property truly comes into its own. Occupying a much larger-than-average plot of approximately 0.19 acres, the gardens have been lovingly maintained and beautifully landscaped over many years. Predominantly laid to expansive lawns, the grounds are enhanced by an abundance of mature shrubs, established flower beds and specimen planting, creating a colourful and private outdoor haven.

A paved patio provides the perfect setting for al fresco dining and summer entertaining, while a substantial greenhouse will appeal to keen gardeners. The impressive outdoor space offers a wonderful balance of open lawn and established planting, providing endless opportunities for relaxation, recreation and cultivation.

Further benefits include a garage and driveway parking.

Council Tax, Services & Tenure

Council Tax Band - C
Freehold
All Mains Connected
Ofcom Mobile Signal - EE, Three & Vodafone - Likely O2-Limited
Ofcom Broadband Signal - Ultrafast 1000mbps

Tiverton

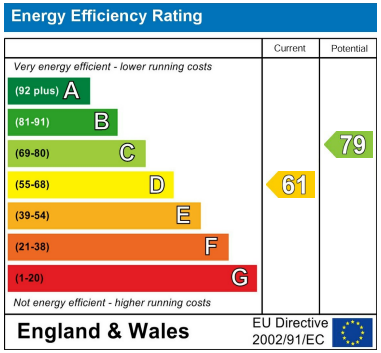
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

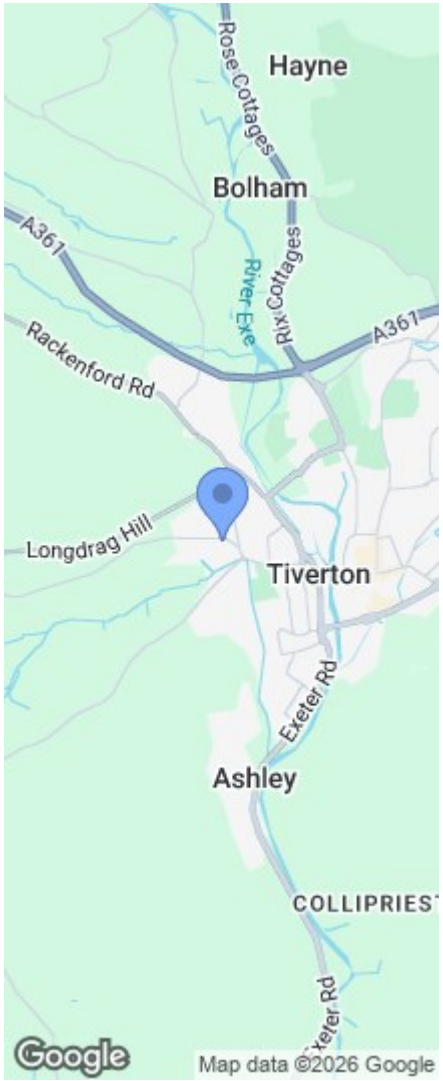
Sales Enquiries

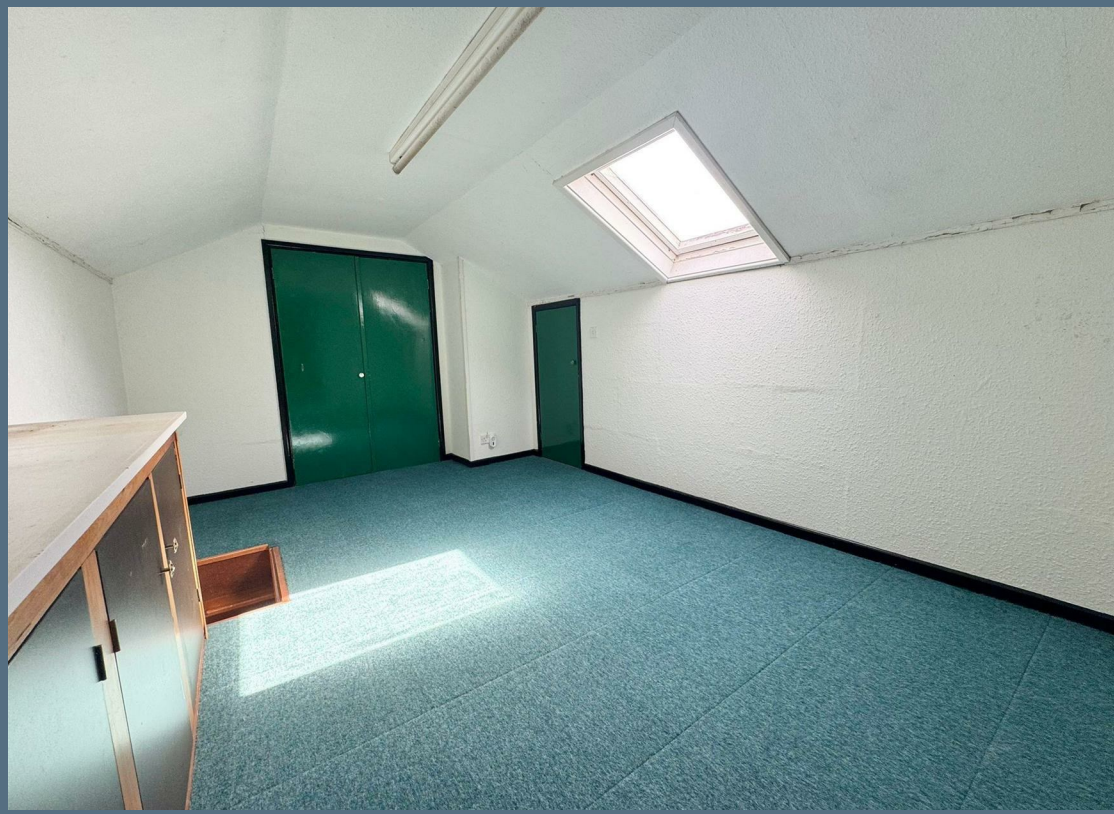
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

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.

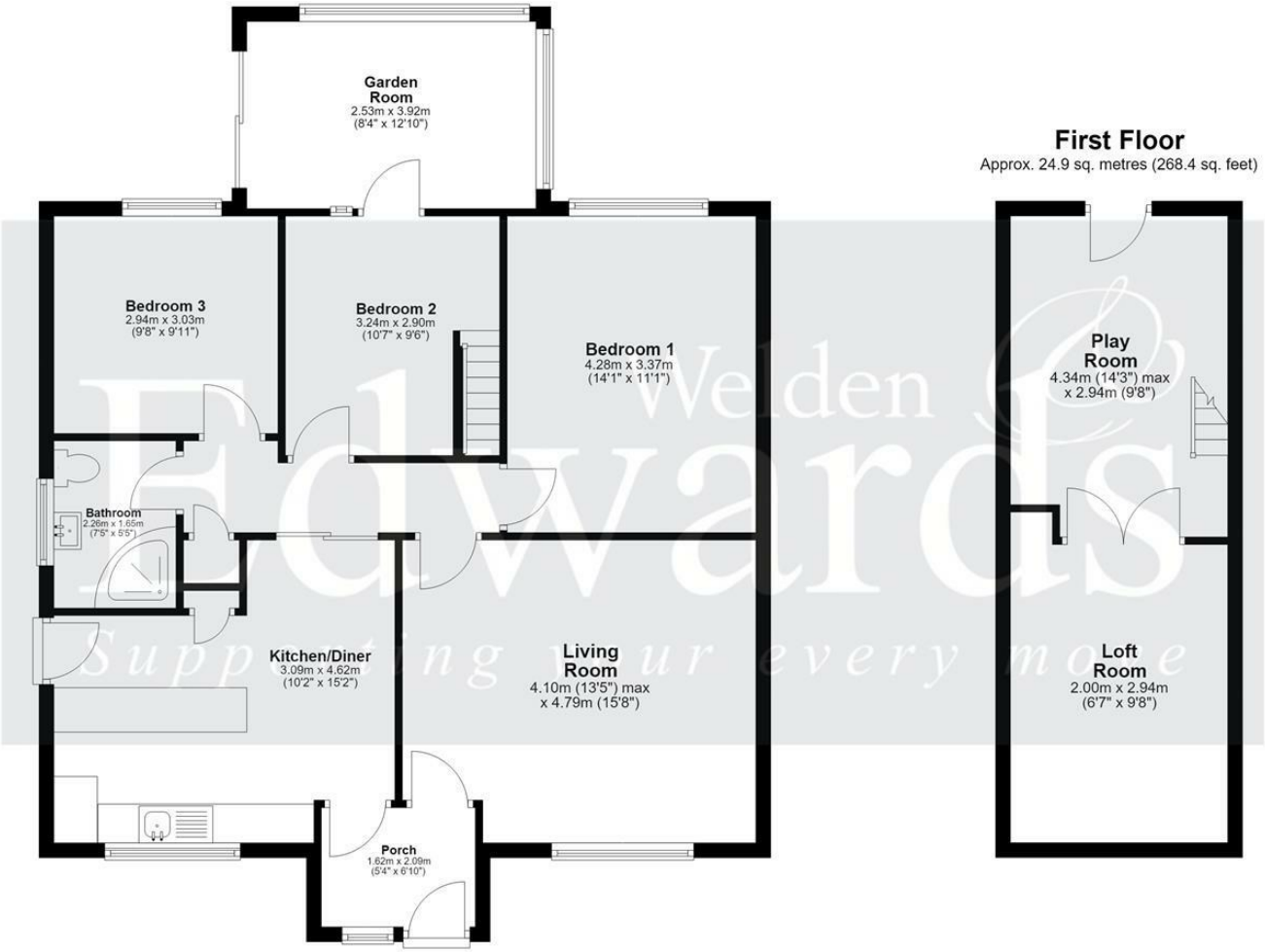






Ground Floor

Approx. 93.3 sq. metres (1004.6 sq. feet)



First Floor

Approx. 24.9 sq. metres (268.4 sq. feet)

Total area: approx. 118.3 sq. metres (1273.0 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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