



17 Gale Way, Tiverton, EX16 5FA
Guide Price £415,000

Welden 
Edwards
Supporting your every move

An incredibly presented, four bedroom, detached home located in the popular development of Rackenford Meadows. Benefiting from spacious accommodations, low maintenance rear garden, and garage and driveway parking, this home needs to be viewed to appreciate all it has to offer!!



Description

Nestled in the desirable Rackenford Meadows development on the outskirts of Tiverton, 17 Gale Way presents an impeccably maintained detached four-bedroom family residence. Ideally located just a stone's throw from the town centre's local amenities, this home boasts an inviting and spacious layout.

Step through the front door into the welcoming Entrance Hall, featuring a staircase that ascends to the first floor alongside a convenient under-stairs storage cupboard. The thoughtfully designed cloakroom is equipped with a close-coupled WC and a wash hand basin. To your left, the Sitting Room awaits, delivering a comfortable and charming ambiance with a front-facing aspect and a central fireplace complemented by an electric wood-burning effect stove set beautifully on a slate hearth.

The open-plan Kitchen/Dining Room serves as a modern hub of the home, featuring a sleek design with a cohesive range of white gloss wall, base, and drawer units, enhanced by stylish wood work surfaces and an integrated sink unit. This culinary space is well-appointed with a suite of integral appliances, including an oven with a hob and extractor hood overhead, as well as a fridge/freezer, dishwasher, and washing machine. Accommodating family gatherings and entertaining, the Dining area offers generous space for a large table and chairs, effortlessly extending through French doors to the rear gardens.

As you ascend to the first-floor landing, you will find four well-proportioned bedrooms. Bedroom four is a spacious single, while Bedroom three offers a comfy double. Bedroom two includes built-in storage, creating a functional living space, and the expansive Bedroom one boasts additional built-in storage alongside a private en-suite. The en-suite is fitted with a modern arrangement, featuring a large shower cubicle with an inset mains shower, a close-coupled WC, and a wash hand basin. Completing the first floor, the Family Bathroom echoes contemporary style with its matched suite, which includes a bath with shower overhead, a close-coupled WC, and a wash hand basin.

External

Accessed directly from the main road, a tarmacked driveway provides off-road parking for multiple vehicles and leads to a single garage equipped with an up-and-over door.

The approach to the front door features a paved pathway bordered by wrought iron fencing and low hedging, predominately laid with decorative chippings for a low-maintenance appeal.

A gate from the driveway allows entry to the fully enclosed rear garden, where a spacious paved patio area awaits, perfect for outdoor dining and entertainment, seamlessly connected to the Kitchen/Dining Room through French doors. The expansive lawn, edged with low hedgerow borders, offers a serene outdoor retreat for family activities and relaxation.

Council Tax, Services & Tenure

Freehold

Council Tax Band D

All Mains Connected

Ofcom Broadband - Ultrafast available

Ofcom Mobile Signal - EE, O2, Three & Vodafone - Likely

Management Fee - £160 Annually

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.

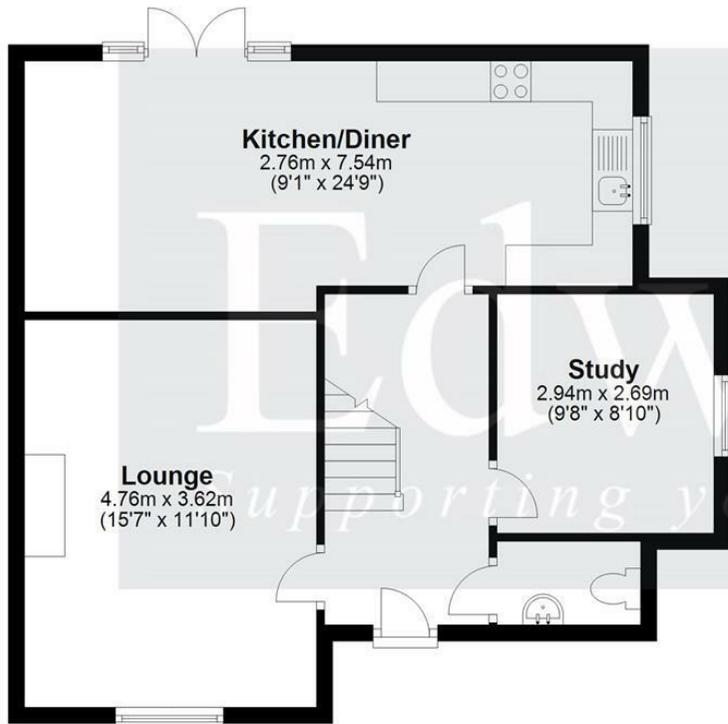
Disclaimer

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.

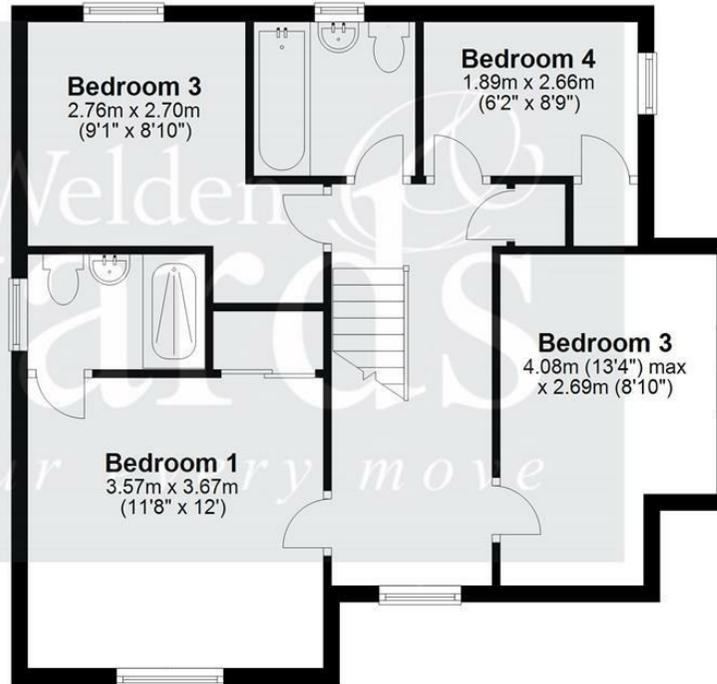




Ground Floor
Approx. 58.9 sq. metres (633.7 sq. feet)



First Floor
Approx. 59.0 sq. metres (635.3 sq. feet)



Total area: approx. 117.9 sq. metres (1269.0 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		
(69-80) C	78	82
(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	

