



**Sideling Fields, Tiverton, EX16 4HG**

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## **Sideling Fields, Tiverton**

BOOK to view this three bedroom detached home enjoys beautiful views across Tiverton towards Knightshayes and beyond. In brief there is, an open-plan kitchen/diner with balcony access and a separate living room. Three bedrooms, en suite & family bathroom. Garage, Parking & EV point.

Set in an elevated position within the sought after Canal Hill area of Tiverton, this superb four bedroom detached home enjoys far reaching views across the town towards Knightshayes and beyond, offering a truly unique living experience.

Thoughtfully designed to make the most of its surroundings, the main living accommodation is located on the first floor. Here you will find a spacious open-plan kitchen/dining/family room, featuring a range of fitted units, breakfast bar, and doors opening onto a balcony-perfect for enjoying the outlook. A separate living room also benefits from the same impressive views and offers flexibility as a fourth bedroom if required. A study completes this level.

On the lower ground floor are three well proportioned bedrooms, including a principal bedroom with built-in wardrobes, en-suite shower room, and direct access to the garden. A modern family bathroom serves the remaining bedrooms. Outside, the rear garden is arranged over multiple levels, incorporating decked seating areas, areas of lawn and artificial grass, and flower beds. Steps lead down to a further lawned area featuring apple and pear trees, creating a private and versatile outdoor space. The property also benefits from driveway parking, a garage, EV charging point, outside tap, and side access on both sides.

Viewing is highly recommended to fully appreciate the space, setting, and views on offer, contact Fox & Sons today to arrange your appointment.

### **First Floor Entrance Hall**

Upon entering the property, the entrance hall has a radiator, doors to all first floor rooms, a storage cupboard, a sliding door to the side, and stairs down to the ground floor.

### **Kitchen/Diner**

The kitchen/diner has double-glazed windows to the front and rear, with a double-glazed sliding door to the rear onto a balcony. It features wall and base units, an integrated fridge/freezer, space for a washing machine and dishwasher, a one and a half bowl sink and drainer, a gas hob, double eye-level ovens, an extractor hood, USB points, a radiator, a breakfast bar, space for a dining table, and splashback.

### **Lounge**

The lounge has a double-glazed window to the rear and a radiator.

### **Study**

The study has a double-glazed window to the front and a radiator.





### **Ground Floor Landing**

The ground floor has doors to all bedrooms and the bathroom.

### **Bedroom One**

Bedroom One has double-glazed patio doors onto the rear garden, with a radiator, a built-in wardrobe space with spotlights, a door to the en suite, and a storage cupboard.

### **Ensuite**

The en suite has a shower, YWCA, a wash hand basin with a cabinet, an extractor fan, spotlights, and is partially tiled.

### **Bedroom Two**

Bedroom Two has a double-glazed window to the rear, with a radiator and a storage cupboard.

### **Bedroom Three**

Bedroom Three has a double-glazed window to the rear, and a radiator.

### **Bathroom**

The bathroom has a WC, a wash hand basin with a cabinet, a heated towel rail, spotlights, a bath with a shower over, an extractor fan, and is partially tiled.



### **Front Garden**

The front garden is laid to lawn, with hedging, a patio area, an outside tap, and an EV charging point.

### **Rear Garden**

The rear garden has side access to the front on both sides, a decking area with thirteen steps down to more decking, a storage shed, an outside tap, areas of artificial grass and laid to lawn, and flower beds with sleepers. There are also fourteen steps down to a stone pathway which leads to a store area that is laid to lawn with an apple and a pear tree.

### **Parking**

There is driveway parking with an EV charging point, and a garage.

### **Garage**

The garage has power and light, with a loft hatch. The loft space is insulated and boarded.



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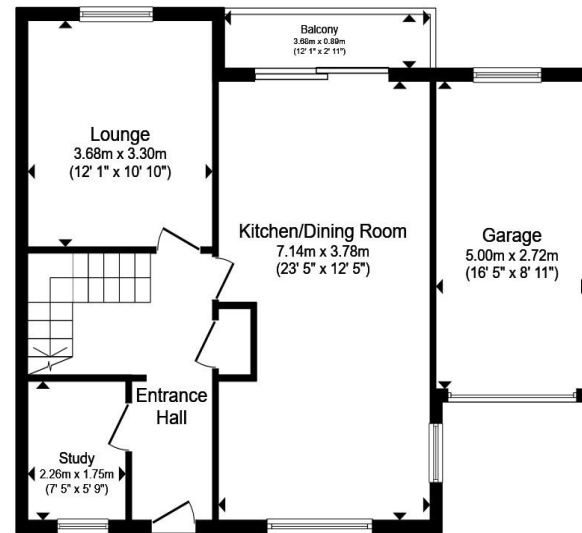
## Sideling Fields, Tiverton

- Detached Three Bedroom Home
- Open Plan Kitchen/Living/Dining
- Far Reaching Views
- Rear Enclosed Gardens
- Garage, Driveway & EV Charging Point

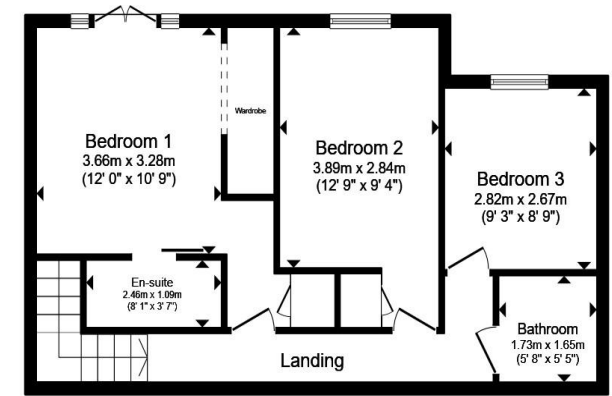
Tenure: Freehold  
EPC Rating: C  
Council Tax Band: D

guide price

**£340,000**



First Floor



Ground Floor

Total floor area 123.5 m<sup>2</sup> (1,329 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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