



**4 Little Silver, Tiverton, Devon EX16 4PH**  
**Asking Price £385,000**

***Exceptionally well presented, this three double bedroom semi detached property offers spacious and comfortable living accommodation along with front and rear gardens.  
A viewing is highly recommended!***



## Description

On approach to the property the well maintained front garden mainly laid to lawn offers room for a seating area to enjoy the sun or similarly for raised flower beds. The paved area in front of the garage offers ample parking for four vehicles. The garage also offers an additional parking space or storage option.

Upon entering the property, a wide entrance hallway provides storage and space for boots, coats and shoes. The spacious newly fitted cloakroom is situated to the right and offers a WC and hand basin. Straight ahead, the lounge offers warm neutral interiors and benefits from plenty of natural light streaming through the conservatory. The electric fire with Oak surround offers the main focal point of the room and allows ample space for a seating area to entertain family and friends. A great focal point for this property is the extra seating space offered in the conservatory, which overlooks the rear garden - a peaceful area to sit and enjoy a book and enjoy the summer sun.

The kitchen is situated to the rear of the property and offers impressive cupboard and work top space! Cream wall and base units line the back wall offering plumbing for a dishwasher and washing machine as well as a standard electric oven. The breakfast bar offers an additional seating area and the large window overlooking the rear garden allows lots of natural light to stream into the room. Neutral tiles and decoration create a warm atmosphere and offers easy to clean surfaces. An archway from the kitchen leads into a separate dining area offering ample space to entertain guests and family. This large room also provides space for additional furniture and is decorated beautifully. The current vendors have taken full advantage of this space to create another entertaining space for themselves and family.

From the kitchen a hallway provides access into a side alley with a stable door access onto the driveway, an internal door into the garage and another door out into the garden. The large garage provides additional parking space and is fully fitted with electric and a rolling door.

Upstairs the property offers three spacious double bedrooms, perfect for a family. One bedroom benefits from fitted wardrobes and a rear aspect view over the garden. The further two bedrooms are a similar size and offer ample room for a double bed and additional furniture. The vendors have kept the house immaculately, with the first floor being carpeted fully throughout. The family bathroom is a great size and has been recently upgraded to a high standard and benefits from a sky light window and front aspect view. This room offers a shower, separate bath, WC and hand basin.

The garden to the rear of the property is a real bonus and offers various seating areas. From the conservatory a large patio provides a wonderful seating area to enjoy the summer months. Fully enclosed, the garden is pet friendly and provides a well kept grassed area in the centre. To the back of the garden a raised seating area with a stunning pergola with electricity and ample room for an outside dining table or rattan furniture. The trees to the rear of the property provide privacy and raised flower beds create the perfect gardeners paradise benefiting from the sun all day!

Overall this property offers spacious yet tasteful living accommodation and benefits hugely from the private parking to the front and large amounts of outdoor space! Call us today to arrange a viewing as it's not one to miss out on.

## Services and Council Tax

All Mains Connected  
Council Tax Band - C  
Freehold  
Ofcom Broadband Speed - Superfast 74 Mbps  
Ofcom Mobile Signal - Three, EE & Vodafone Likely O2-Limited

## Tiverton

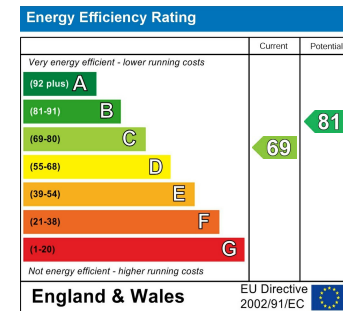
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

## 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](mailto:sales@weldenedwards.co.uk).

## Disclaimer

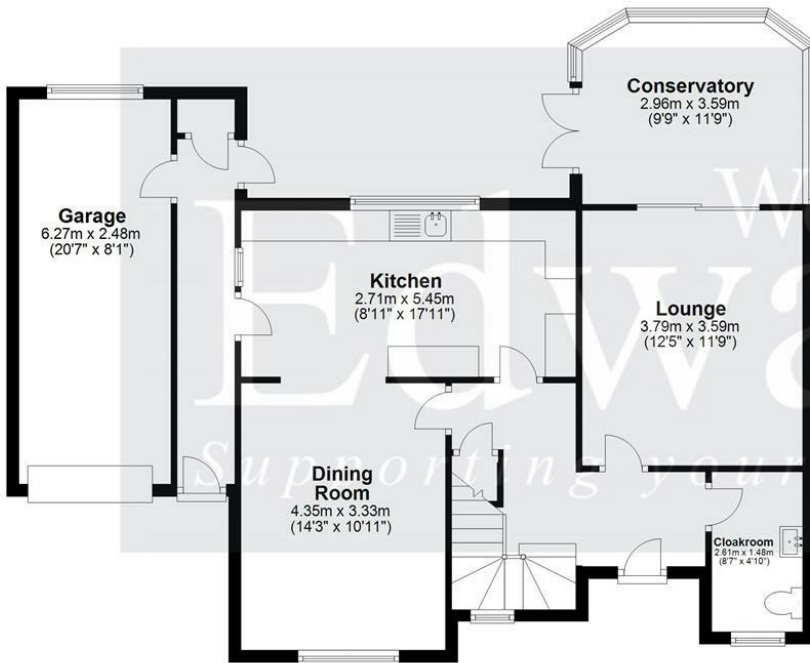
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



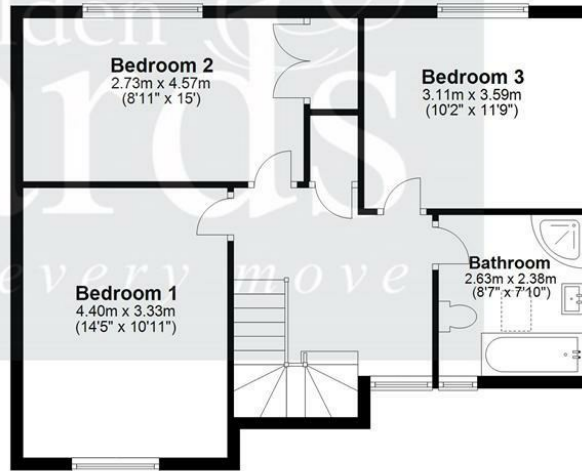




**Ground Floor**  
Approx. 92.2 sq. metres (992.8 sq. feet)



**First Floor**  
Approx. 59.5 sq. metres (640.1 sq. feet)



Total area: approx. 151.7 sq. metres (1633.0 sq. feet)

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

