



3 Westcott Road, Tiverton, Devon EX16 4EY
£375,000

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Situated within a peaceful residential area of Tiverton, this spacious and versatile three-bedroom bungalow offers plenty of potential for a buyer to put their own stamp on. This family home presents an exciting opportunity for a wide range of buyers.



Description

On entering the property, you are welcomed by a bright and exceptionally spacious porch, providing an inviting introduction to this well-proportioned home. To the left is a useful storage cupboard, perfect for keeping everyday essentials neatly tucked away. A further door leads to the conveniently positioned downstairs cloakroom, ideal for guests and family use.

From the porch, you enter the generously sized living room, a welcoming and versatile space that provides an excellent setting for relaxing, entertaining and spending time with family and friends. A large window floods the room with natural light, creating a bright and airy atmosphere. The living room provides access to both the connecting hallway and the kitchen. The well-appointed kitchen offers an excellent range of wall and base-mounted cabinetry, complemented by an abundance of worktop space, providing plenty of room for food preparation and everyday use. Integrated appliances include an eye-level oven, gas hob and extractor. There is also space and plumbing for a dishwasher, washing machine and fridge/freezer. The sink is ideally positioned overlooking the rear garden, providing a pleasant outlook while carrying out everyday tasks.

To the side of the kitchen is the entrance to the hallway, which provides access to the bedrooms, family shower room and additional storage. A useful storage cupboard is situated immediately along the hallway and houses the boiler while also providing valuable additional storage space. Further along is the family shower room, featuring a matching suite comprising WC, wash hand basin and corner shower. Neutral décor and a run of white cabinetry along the rear wall provide a clean and practical finish, with further storage available. Another storage cupboard can be found further along the hallway, adding to the property's excellent provision for storage. Bedroom Three is a well-sized double bedroom with integrated storage, offering an ideal guest bedroom, home office or study depending on the new owner's requirements. Bedroom Two, positioned at the end of the hallway, is a spacious double bedroom featuring integrated storage and ample floor space for a double bed and additional bedroom furniture. The impressive primary bedroom provides a particularly generous retreat, with an extensive run of integrated storage spanning the rear wall and incorporating the space above a potential bed position. A large window allows plenty of natural light into the room, enhancing the property's overall sense of space and creating a bright and airy principal bedroom.

Returning to the kitchen, a door leads through to the excellent conservatory, providing a valuable additional reception space. This versatile room would make a wonderful seating or dining area from which to enjoy views of and access to the garden, while also offering the potential to incorporate a useful utility or laundry area. The conservatory provides access to the rear garden alongside the garage. The garage benefits from power and is currently fitted with numerous workbenches, making it an excellent space for hobbies, DIY projects or additional workspace.

Outside, the private and secluded rear garden offers a lovely space in which to relax and enjoy the outdoors. A paved patio immediately adjoining the property provides an ideal area for outdoor furniture and a BBQ, with an external tap conveniently located nearby. A pathway extends through the garden towards a useful shed, providing excellent storage for gardening equipment and tools. The level lawn creates a peaceful and attractive outdoor retreat, offering a wonderful escape from the hustle and bustle of everyday life. To the front, the property benefits from off-road parking for multiple vehicles, complemented by mature decorative shrubs that enhance the property's kerb appeal.

Council Tax, Services & Tenure

Council Tax Band - C
Freehold
All Mains Connected

Ofcom Broadband Speeds: Ultrafast
Ofcom Mobile Signal : EE, Vodafone, Three 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.

Disclaimer

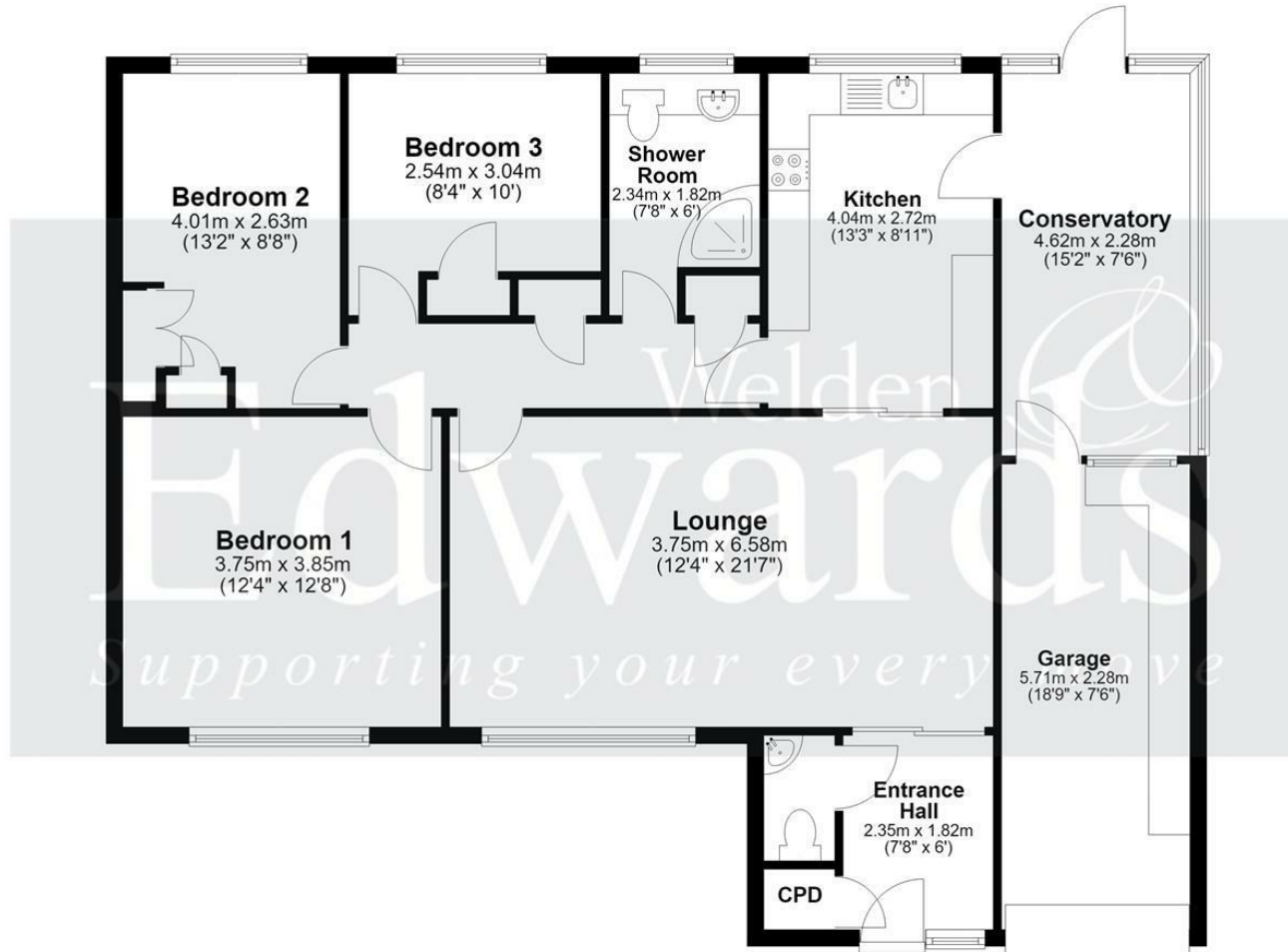
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





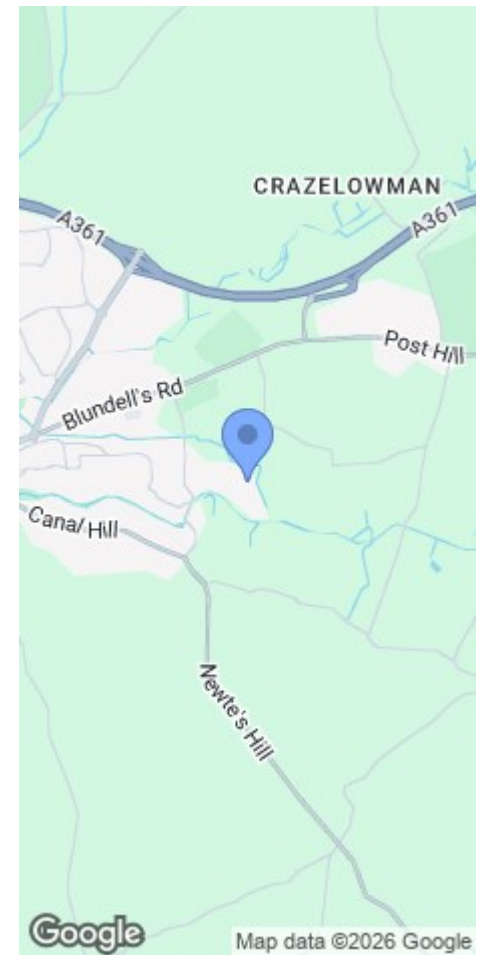
Ground Floor

Approx. 115.1 sq. metres (1239.2 sq. feet)



Total area: approx. 115.1 sq. metres (1239.2 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		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC