



15 Suter Drive, Tiverton, Devon EX16 6FH
£295,000

Welden
Edwards
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This beautifully presented three-bedroom home offers spacious and stylish accommodation throughout, further benefiting from a generous larger-than-average rear garden and a convenient car port.



Description

Upon entering the property, you are welcomed by a bright and inviting entrance hall, which provides access to all principal ground floor rooms. Situated to the right is the spacious lounge, a well-proportioned and versatile reception room offering ample space for both living and dining furniture if desired. Patio doors lead through to the impressive conservatory, a superb addition to the home that enjoys delightful views across the rear garden and provides an ideal space for relaxing or entertaining throughout the year.

Located to the rear of the property, the kitchen is well appointed with a range of wall and base units, complemented by an integrated oven, gas hob, and fridge freezer. The kitchen also benefits from direct access to the conservatory, creating a practical flow between the living spaces.

Completing the ground floor accommodation is a convenient cloakroom/WC.

The first floor offers three well-proportioned bedrooms and a modern shower room. The principal bedroom is a generous double room featuring built-in wardrobes, providing excellent storage. Bedroom Two is another spacious double, also benefiting from fitted wardrobes, while Bedroom Three is a comfortable single bedroom, ideal as a child's room, guest room, or home office.

The shower room comprises a shower cubicle, wash hand basin, and WC, finished to a practical and contemporary standard.

Externally, the property boasts a larger-than-average rear garden, offering plenty of space for the whole family to enjoy. A paved patio provides the perfect setting for outdoor dining and entertaining during the warmer months, while the generous lawn creates an attractive area for children and pets. An additional gravelled section and garden shed further enhance the garden's practicality and appeal.

To the front of the property, a car port provides sheltered parking for one vehicle, complemented by additional driveway parking.

Council Tax, Tenure & Services

Council Tax Band - C

Freehold

All Mains Connected

Ofcom Broadband Speeds - 1000 mbps

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

Sales Enquiries

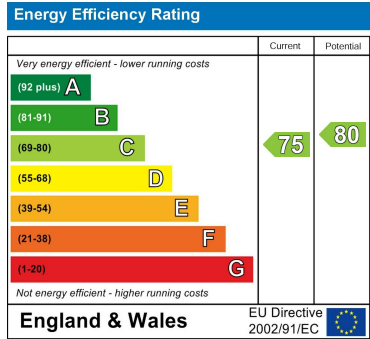
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

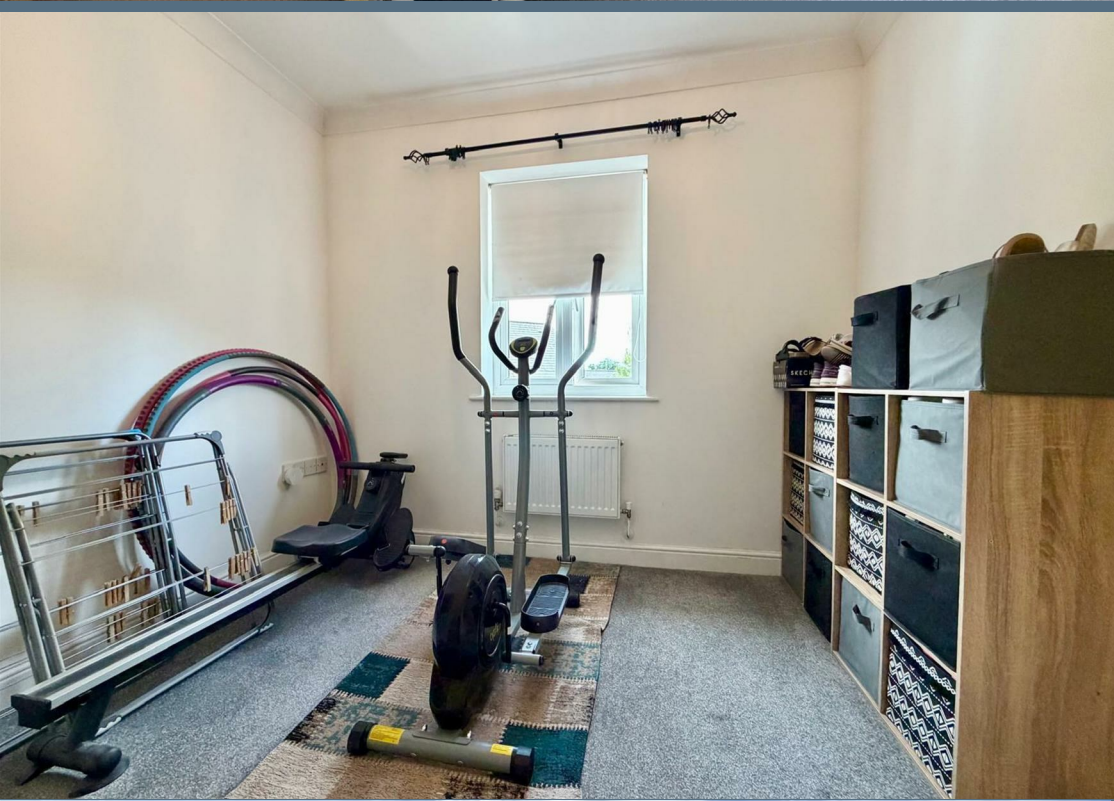
Tiverton

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.

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.

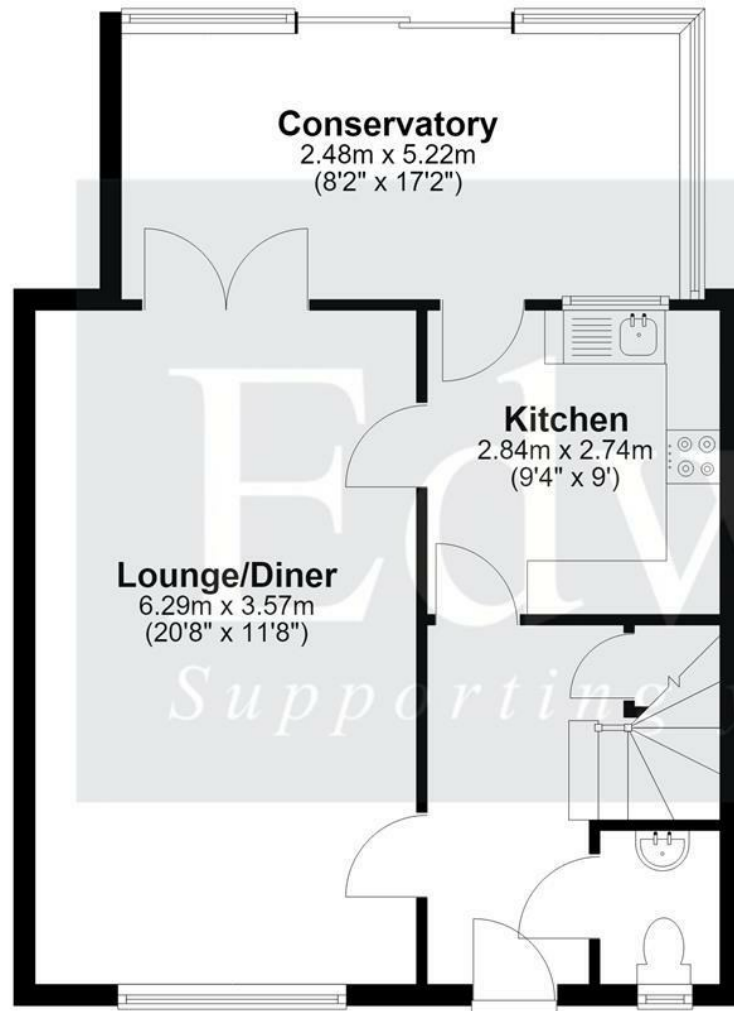






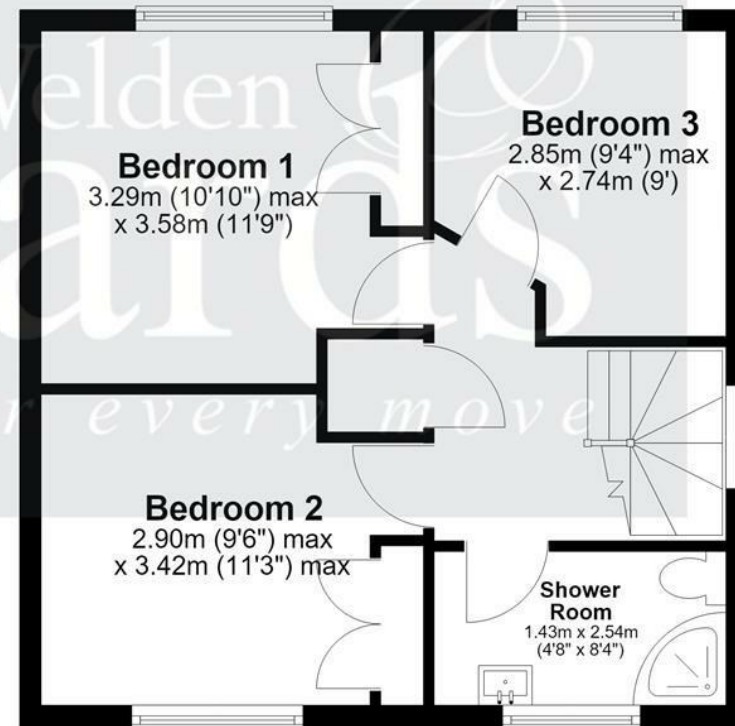
Ground Floor

Approx. 53.8 sq. metres (579.0 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.0 sq. feet)



Total area: approx. 93.5 sq. metres (1006.0 sq. feet)

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