



16 Alstone Road, Tiverton, Devon EX16 4LH
Asking Price £340,000

Welden
Edwards
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Coming to the market for the first time in 24 years, this superb three/four-bedroom residence enjoys a prime position on highly sought-after Alstone Drive.

Description

Entering through the front door, you are welcomed into a practical entrance porch, which leads into a small entrance hall with ample space to hang coats and store footwear. The property then opens into a spacious, double-aspect lounge-diner, offering a bright and airy open-plan living area ideal for entertaining or family life.

The kitchen provides generous worktop space and storage, it also benefits from direct access to the rear garden. The large windows allow natural light to flood the room, creating a pleasant and functional cooking space. The converted garage adds excellent versatility, housing a practical utility room with a downstairs WC. Further through the ground floor is a flexible additional bedroom, also ideal for use as a home office or study to suit a variety of needs.

Upstairs, there is a full-height storage cupboard on the landing, offering valuable additional storage. The modern, contemporary family bathroom features a bath with overhead shower, complemented by sleek white gloss units with an integrated sink and toilet. There are three well-proportioned upstairs bedrooms, all benefitting from large windows and views over either the attractive rear garden or the front of the property. The master bedroom includes a large integrated wardrobe, while the second bedroom features an over-stairs storage cupboard- another useful storage solution.

The tiered rear garden is designed for enjoyment and relaxation, featuring an all-weather patio, a lawned seating area, and a charming summerhouse- perfect for barbecues, entertaining, and family gatherings.

To the front, the property benefits from a driveway providing parking, with additional nearby on-street parking available.

Council Tax, Services & Tenure

Council Tax Band - C

All Mains Connected

Freehold

Ofcom Broadband Speeds: Superfast 74 Mbps

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

Sales Enquiries

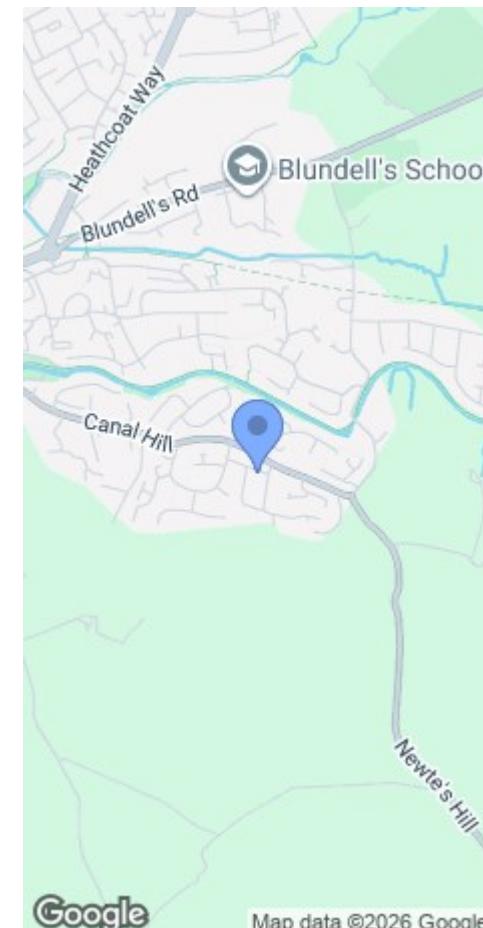
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Tiverton

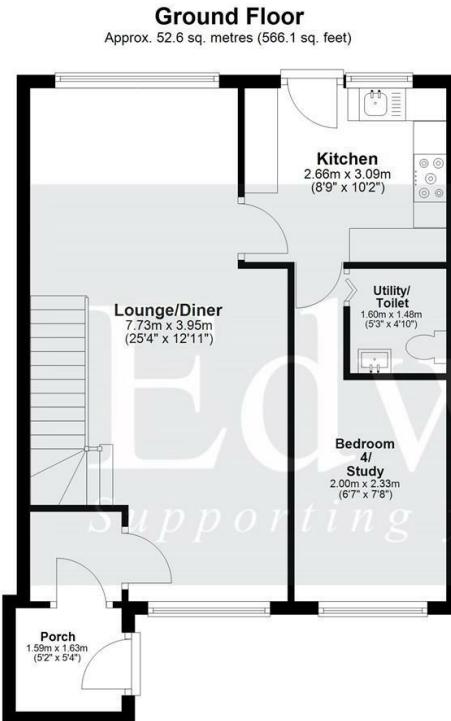
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | 62 |
| (69-80) C | | |
| (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 |



Total area: approx. 96.3 sq. metres (1036.8 sq. feet)

This plan is for guidance only and is not to be relied upon.

Measurements are approximate.

Plan produced using PlanUp.

