



**33 Gale Way, Tiverton, EX16 5FA**  
**£300,000**

Welden  
**Edwards**  
*Supporting your every move*

**A beautifully presented, double-fronted detached home offering three well-proportioned bedrooms, contemporary living space throughout, and off-road parking for two vehicles. This impressive property is further complemented by a generous south-facing garden, perfect for enjoying sunlight throughout the day.**

### Description

A charming pathway lined with attractive planting leads to the front door, opening into a welcoming entrance hallway. Bright and spacious, the hallway sets the tone for the rest of the home and features a useful storage cupboard—ideal for coats and shoes—alongside a convenient ground-floor cloakroom with WC.

To the right, you'll find the inviting living room. Thoughtfully designed with neutral décor and excellent use of space, this room offers a comfortable setting for relaxation, enhanced by double doors that provide a pleasant outlook and direct access to the rear garden. To the left is the stylish open-plan kitchen/dining area, a standout feature of the home. Flooded with natural light from two large windows, this space is both practical and visually appealing. The kitchen is fitted with sleek white wall and base units, creating a crisp, modern finish, and includes a built-in electric oven, gas hob, and a range of cleverly integrated appliances, including a fridge freezer, washing machine, and dishwasher. To the rear, there is ample space for a dining table, making it perfect for entertaining family and friends. The current owner has maintained the property to an exceptional standard, with high-quality finishes throughout.

Upstairs, a generous landing provides access to all rooms. The principal bedroom is a well-proportioned double, benefiting from dual-aspect windows that allow plenty of natural light, along with ample space for storage. An en suite adds a touch of luxury, featuring a shower cubicle, hand basin, WC, and a heated towel rail. Bedroom two is another comfortable double, while bedroom three is a small double, offering flexibility for a variety of uses. The family bathroom is neatly finished with partial tiling and comprises a bath, WC, and heated towel rail, providing a clean and functional space.

Outside, the fully enclosed rear garden is designed for low maintenance, featuring predominantly decking and a patio seating area to the rear. Its sought-after south-facing aspect ensures it enjoys sunlight throughout the day—ideal for relaxing or entertaining during warmer months. The property also benefits from two allocated parking spaces to the rear.

### Services, Tenure and Council Tax

All Mains Connected

Freehold

Council Tax Band - D

There is a yearly management charge of approx. £150.00

Ofcom approx. Mobile Signal: EE, O2, Vodafone, Three - Limited

Ofcom approx. Broadband Speeds: Standard 22 Mbps, Ultrafast 1800 Mbps

### Sales Enquiries

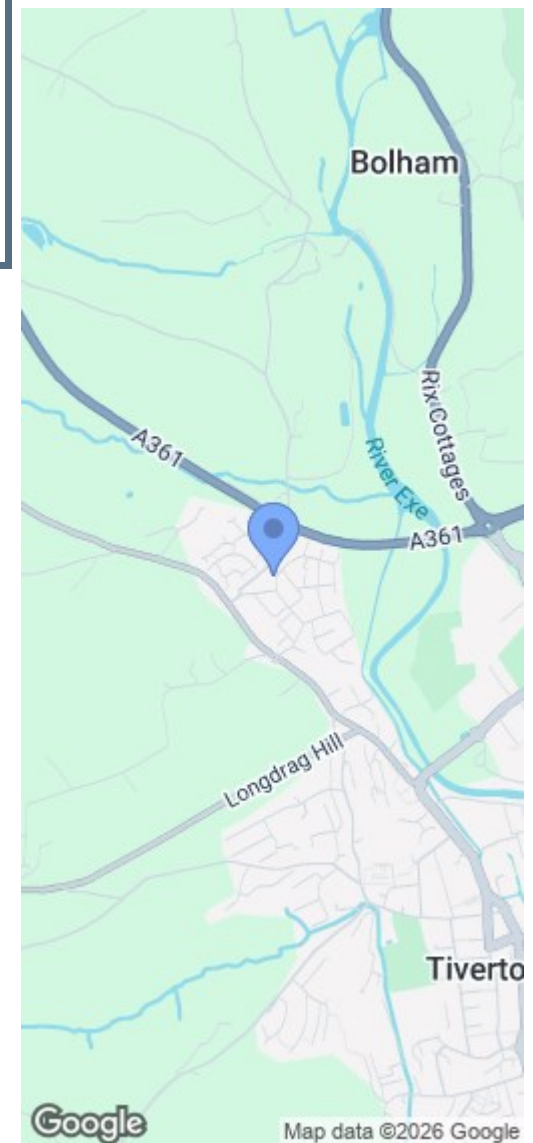
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

### 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			95
(81-91) B		84	
(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. 85.2 sq. metres (917.4 sq. feet)

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



