

Guide Price £337,500



16 Cromwell Park, Tiverton, Devon, EX16 4QL

- Kitchen/Dining Room
- Sitting Room
- Separate Guest suite
- Newly renovated
- Quiet location
- Utility
- 4 Bedrooms
- 4 Bathrooms
- Off road parking

Sales, Lettings, Mortgages:

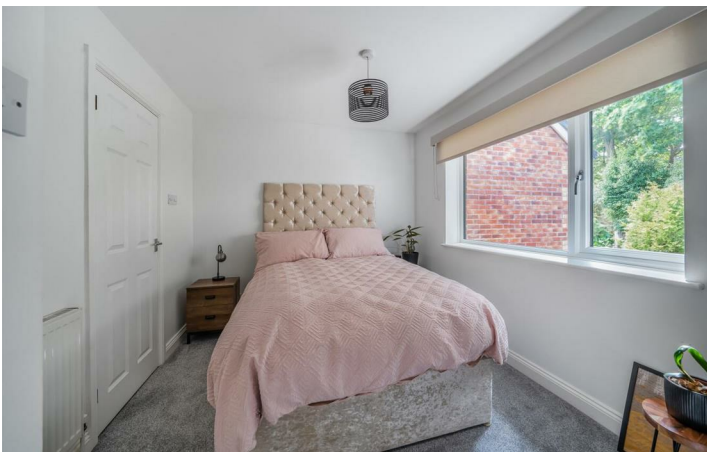
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

16 Cromwell Park, Devon EX16 4QL

Move right in! This completely renovated 5 bedroom, modern home boasts 4 bedrooms and a guest suite with off road parking.



Council Tax Band: D



Positioned in a private, quiet location, on the edge of town and within walking distance to the picturesque, Grand Western Canal lies 16 Cromwell Park.

This beautifully renovated property has been carefully designed to the highest standards, every room has been decorated and updated, including a new Benchmark kitchen with integrated fridge/freezer, double oven and electric hob.

A large, light and airy sitting room is accessed from the entrance hall and exits through to the kitchen/Dining room which continues on, through a door to the Utility, Cloakroom and side door exit.

The updated guest room which includes an en-suite bathroom has also had new certified electrics.

The main bedroom, and bedroom two, are both spacious doubles with en-suite bathrooms incorporating double shower units.

Bedrooms three and four are doubles bedrooms and conveniently separated by the main family bathroom which are accessed by the open wide landing area.

The property benefits from having new carpets and flooring throughout, three new ensuite bathrooms, a new family bathroom and ground floor toilet.

Outside, to the rear of the house is a low maintenance space, designed to be very low maintenance with shrubs a masonry landscape.

This area would not be suitable for disabled access or people with limited movement due to the tiered design.

To the side, there is a good level area, perfect for barbeques and socialising. There is a block build storage shed, stone build walls topped off with fencing to provide extra privacy.

Parking for two cars at the front on a wide driveway alongside a lawned front garden.

Tenure: Freehold

Local Authority: MDDC - 01884 255 255



Directions

What3words - grades.daily.survey Google Plus Code - VGXP+2Q Lat/Long - 50.897617, -3.463040

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		67	
(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. 127.5 sq. metres (1372.5 sq. feet)

