2 Gooding Rise, Tiverton, EX16 5BX
Asking Price £320,000

Welden Edwards
Supporting your every move

Well-presented three-bedroom home featuring a spacious kitchen and dining room, a generous living accommodation, spacious rear garden, garage, and private driveway, ideally suited to modern family living.

Description

Upon entering the property, you are met by a useful entrance porch, a perfect space to remove out-door shoes and coats. Stepping further inside, you are welcomed by a spacious entrance hallway, with stairs rising to the first floor.

To the right, the charming kitchen offers an excellent range of characterful wall and base units, complemented by generous worktop space and attractive red tiled splashbacks. There is space and plumbing for a dishwasher, washing machine, cooker, and fridge-freezer, creating a practical and well-equipped space for everyday living. The kitchen flows seamlessly into the generous dining room, which comfortably accommodates a large family dining table. Benefiting from dual-aspect windows, this bright and inviting room is flooded with natural light. A large window, double doors and roof window provide the delightful sunlight, the doors give access to the rear garden- making it ideal for both family meals and entertaining guests.

Re-tracing through the hallway, the impressive living room offers ample floor space and flexibility for a variety of furniture arrangements. Equally suited to cosy evenings during the winter months and bright, sociable gatherings in the summer, this welcoming room enjoys a wonderful sense of space and comfort.

Ascending to the first floor, the landing provides access to all principal rooms. The two generously sized double bedrooms offer plenty of space for bedroom furniture, while the well-proportioned third bedroom could also make an ideal guest room or study. All bedrooms are bright and tastefully decorated, providing the perfect canvas for a new owner to personalise. The landing also benefits from a useful full-height storage cupboard, ideal for everyday household items. Completing the first floor is the well-sized family bathroom, featuring a matching suite, a bath with shower over, and stylish wall tiling that creates a sleek finish throughout.

Externally, the property enjoys a well-maintained rear garden designed to make the most of outdoor living. An elevated patio provides the perfect setting for seating and entertaining, while steps lead down to a generous lawned area, ideal for children and pets to enjoy. At the rear of the garden, a further decked seating area offers an additional space to relax and unwind.

Further benefits include a garage with power and direct rear garden access, allowing convenient access from the roadside. The property also features a private driveway, providing off-road parking and the peace of mind of keeping your vehicle safely tucked away from the road.

Council Tax, Services & Tenure

All Mains Connected
Freehold
Council Tax Band - C

Ofcom Broadband Speeds: Ultrafast 900mbps
Ofcom Mobile Signal: Vodafone, Three & EE - Likely O2 Limited

Tiverton

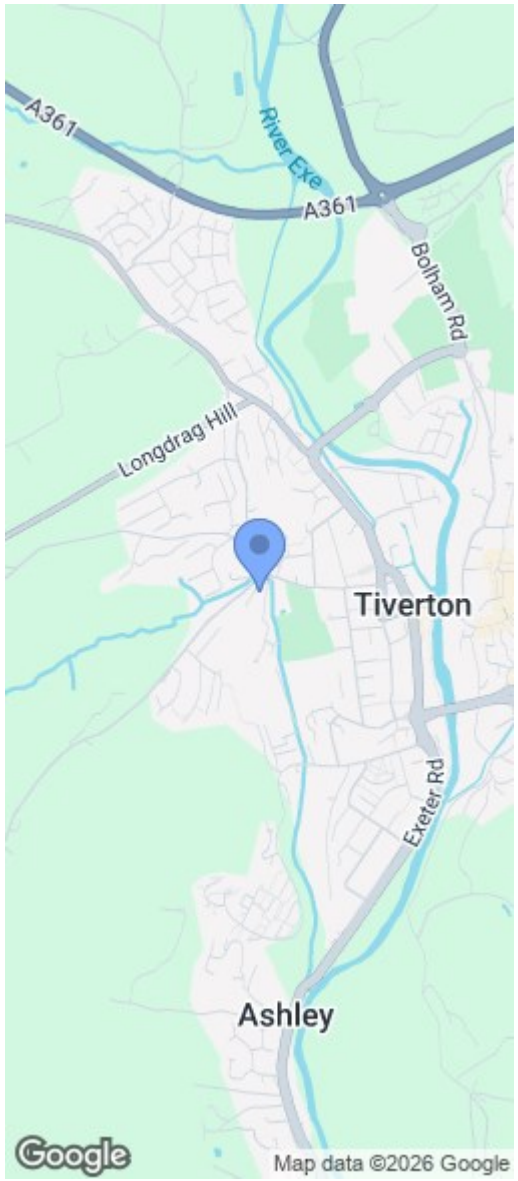
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

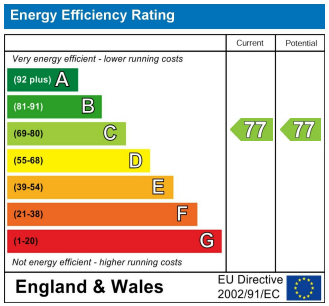
Sales enquiries

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.





Total area: approx. 101.4 sq. metres (1091.9 sq. feet)

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

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