



**45 Devonshire Rise, Tiverton**

Guide Price **£330,000**

# 45 Devonshire Rise

Tiverton, Tiverton

Beautifully maintained 4 bed home in Canal Hill, Tiverton. Upside-down living, stunning countryside views, landscaped gardens, flexible layout, parking, garage, close to town and transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully maintained four bedroom upside-down home in the sought-after Canal Hill area of Tiverton.
- Stunning far-reaching views across Tiverton and surrounding Devon countryside from key living spaces.
- Bright and spacious first floor living room with dual front windows maximising the panoramic outlook.
- Versatile accommodation with bedroom three and four located on the first floor, including a current dining room setup.
- Principal bedroom with dressing area and generous ensuite bathroom, creating a luxurious retreat.
- Bedroom two benefits from its own modern ensuite shower room and built-in storage.
- Impressive kitchen/breakfast room with breakfast bar and countryside views.
- Excellent outdoor space with tiered landscaped garden, summer house, gazebo and brick-built BBQ area.
- Parking for two vehicles plus a separate single garage with additional parking in front.



Positioned in the highly desirable Canal Hill area of Tiverton, this beautifully maintained four bedroom home offers versatile upside-down living, thoughtfully designed to take full advantage of its elevated position and breathtaking far-reaching views across the town and surrounding Devon countryside. Combining flexible accommodation, stylish interiors and beautifully landscaped gardens, this superb property offers a wonderful lifestyle opportunity in one of Tiverton's most sought-after residential locations.

Upon entering the property, you are welcomed into a spacious entrance hallway with stairs rising to the first floor and doors leading to the ground floor accommodation. The principal bedroom enjoys a front aspect overlooking the low-maintenance garden, with rooftop views stretching towards the countryside beyond. An archway leads through to a dedicated dressing area with built-in wardrobes, creating a luxurious feel, while the generous ensuite features both a panelled bath and separate shower cubicle.

Bedroom two is another spacious double room positioned to the front aspect, benefiting from built-in wardrobes, countryside views and its own modern ensuite shower room. An additional versatile inner room provides useful extra space and could serve as a dressing room, gym, study or excellent storage area, perfectly suited to modern living.

The first floor has been cleverly arranged to maximise the stunning outlook this elevated setting provides and forms the true heart of the home. The living room is a wonderfully bright and inviting space, enjoying dual windows to the front aspect which perfectly frame the far-reaching views across Tiverton and the surrounding countryside. Filled with natural light, the room provides an ideal setting for both relaxing and entertaining, flowing effortlessly through to the kitchen and main living accommodation.

The kitchen/breakfast room enjoys dual aspect windows with panoramic views across Tiverton, the valley and surrounding countryside. Fitted with a range of base and wall units, integrated appliances and a large breakfast bar with seating, the space has been designed with both everyday family life and entertaining in mind.



Flowing seamlessly from the kitchen is the remaining first floor accommodation. Bedroom three overlooks the rear garden and offers flexible additional accommodation, whilst bedroom four is presently utilised as a dining room, demonstrating the versatility the property provides for changing family needs, guest accommodation or home working. The bright triple-aspect sun room is flooded with natural light and features double doors opening directly onto the rear patio and landscaped gardens beyond, creating a superb connection between indoor and outdoor living.

Outside, the beautifully landscaped rear garden has been thoughtfully terraced to create a variety of seating and entertaining areas. Beginning with a paved patio and covered gazebo area, steps rise through lawned sections and colourful flower beds filled with a profusion of mature plants and shrubs. At the top tier, a superb patio seating area captures stunning elevated views across the town and surrounding countryside, while a summer house with power and a brick-built barbecue area create the perfect environment for entertaining family and friends throughout the warmer months.

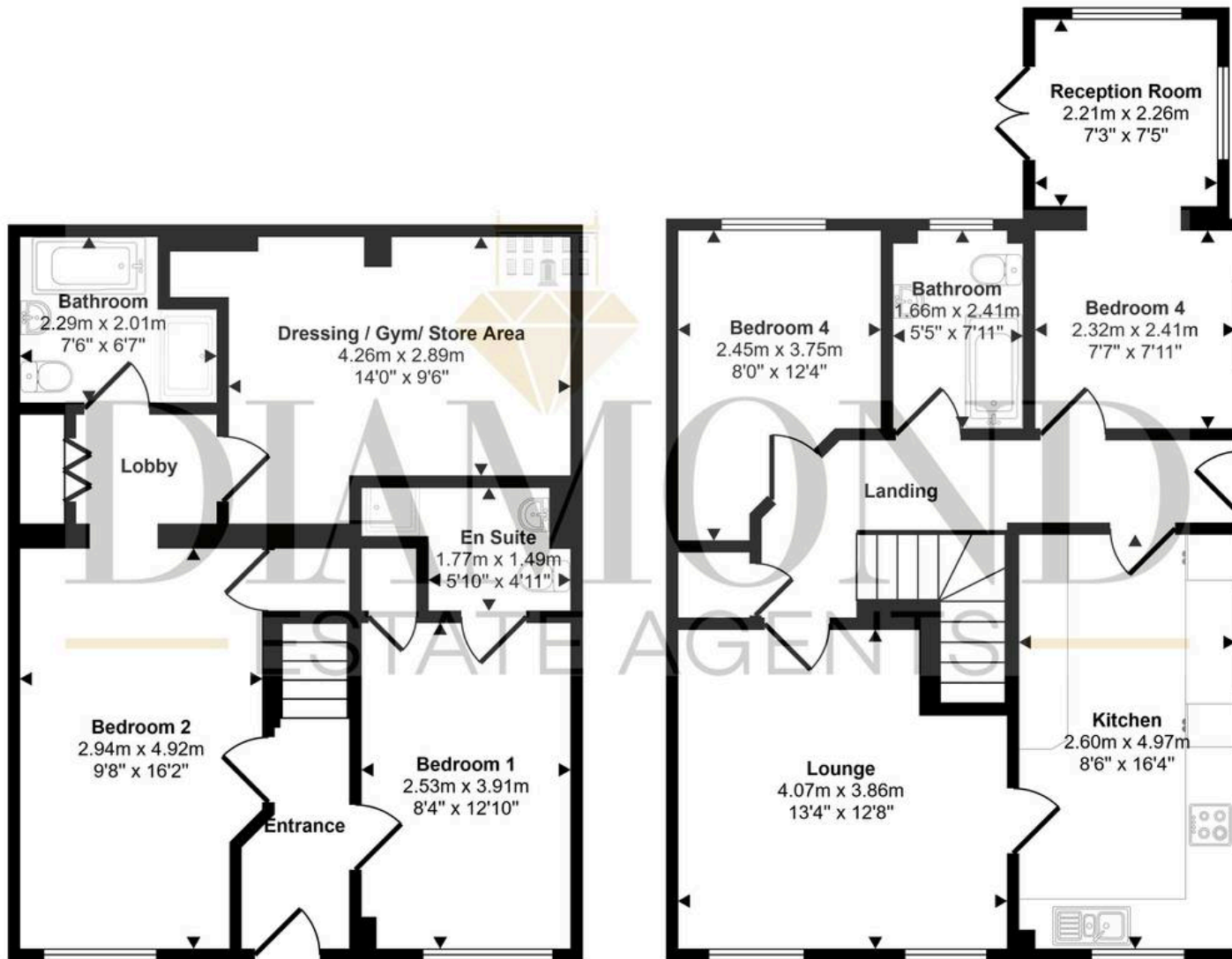
To the front of the property, there is brick-paved parking for two vehicles alongside a low-maintenance gravelled garden. Positioned opposite the property is a single garage with additional parking in front.

Perfectly placed for scenic canal walks, countryside bike rides and easy access into Tiverton town centre, the property also enjoys excellent connectivity to local schools, Tiverton Parkway mainline railway station, the M5 and Exeter Airport. Offering flexible upside-down living, spectacular views and an enviable lifestyle setting, this exceptional home presents a rare opportunity within one of Tiverton's most established and desirable locations.





Approx Gross Internal Area  
122 sq m / 1316 sq ft



Ground Floor  
Approx 57 sq m / 618 sq ft

First Floor  
Approx 65 sq m / 699 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 45 Devonshire Rise

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Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

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