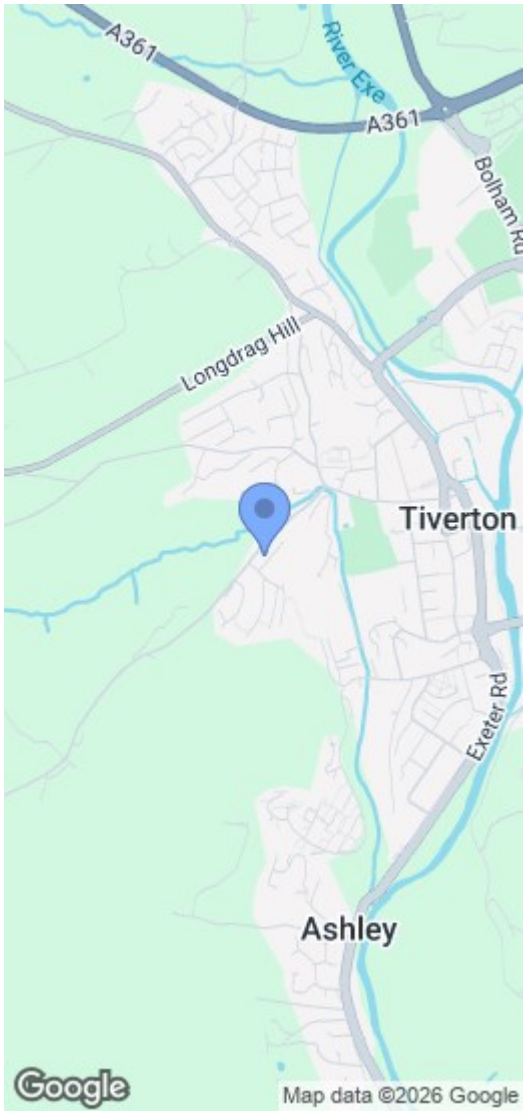


13 Cameron Close, Tiverton, EX16 5DB
£220,000

Welden Edwards
Supporting your every move

A beautifully presented home, tucked away in a peaceful position with the convenience of nearby amenities. The property features spacious rooms, resident parking and solar panels. Also boasting a sunny rear garden perfect for relaxing or entertaining.



Description

Step through the front door into a welcoming entrance hallway, where stairs rise to the first floor and set the tone for this well-presented home. To the right, the spacious lounge offers a calm and comfortable retreat, beautifully finished in neutral tones. Tucked away from passing traffic, the room enjoys a particularly peaceful setting.

To the rear of the property is the generous kitchen/dining room, fitted with a range of cream wall and base units and complemented by integrated appliances including an electric oven and gas hob. With ample room for a dining table, this is an ideal space for entertaining family and friends alike. Opening from the kitchen, the conservatory floods the area with natural light and provides versatile additional space, perfectly suited as a utility area, garden room or simply, relaxed seating.

Upstairs, the contemporary family bathroom is fitted with a shower over bath , WC and wash basin, along with the convenience of an automatic sensor light. The property offers two well-proportioned double bedrooms, one enjoying attractive rear views towards the surrounding hills, while the second benefits from an extensive range of built-in wardrobes across one wall. In addition, there is a further smaller room which would work perfectly as a home office, study or useful storage space.

Externally, the rear garden has been designed to make the most of its sunny aspect, featuring a spacious patio ideal for outdoor dining and relaxing. The rear gate provides direct access to the allocated parking space, offering exceptional day-to-day convenience.

A further notable feature of the property is the installed solar panel system, which not only contributes towards the home's electricity supply but also generates an attractive additional income.

Services & Council tax

Council Tax Band - A
Freehold
All Mains Connected
Solar Panels

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

Tiverton

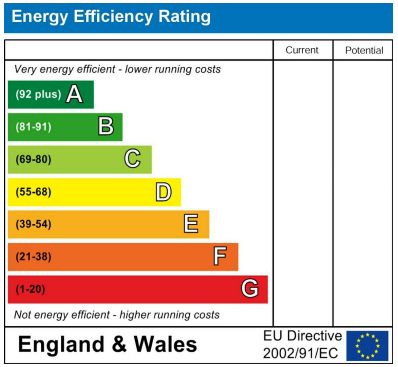
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Sales enquiries

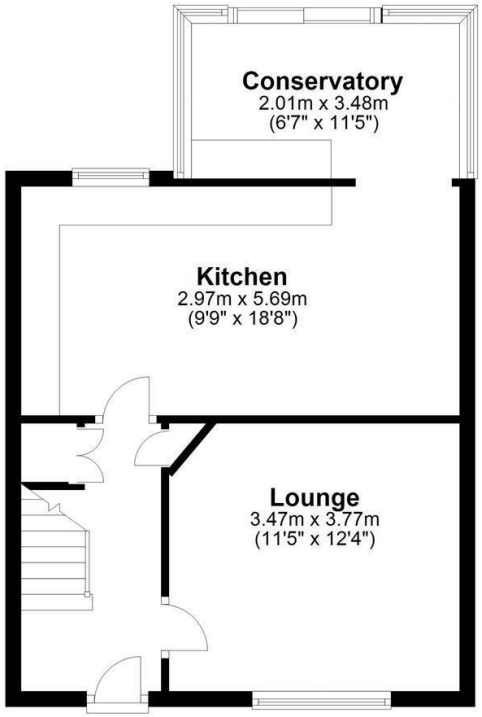
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer

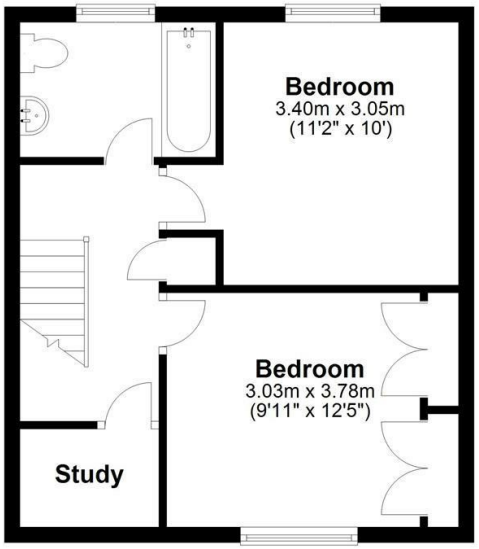
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



Ground Floor



First Floor



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





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