



Offers In The Region Of £270,000

4 Bedroom End of Terrace House for sale

1 LIME KILN ROAD, TIVERTON



## Overview

Nestled just moments from the scenic Grand Western Canal, this beautifully refurbished end-terrace home on Lime Kiln Road offers a rare opportunity to own a spacious property in the heart of Tiverton. Lovingly modernised both inside and out, the house embraces contemporary living.

SOME IMAGES HAVE BEEN STAGED FOR THE CONVENIENCE OF THE BUYER



## Key Features

- 4 BEDROOM END-TERRACED HOME
- LARGE TERRACED REAR GARDEN
- SOUTH FACING DECKED COURTYARD
- CLOSE TO THE GRAND WESTERN CANAL
- GAS CENTRAL HEATING
- FULLY DOUBLE GLAZED
- CLOSE TO LOCAL AMENITIES & SCHOOLS
- "REVISED EPC PENDING"
- WHAT3WORDS///remove.finds.blame







Tucked away in a sought-after corner of Tiverton, this beautifully refurbished end-terrace home offers a perfect blend of classic charm and contemporary comfort. Set back from the road in a prime residential area, the property enjoys a corner position just a stone's throw from the scenic Grand Western Canal - ideal for peaceful strolls or cycling adventures beside the water.

Meticulously modernised to a high standard both inside and out, this spacious four-bedroom residence is ready for family life. Step through the welcoming entrance hall and discover an airy, generously sized lounge, complete with a feature chimney breast that adds real character. The impressive galley kitchen is a true heart of the home, seamlessly opening into a spacious dining and breakfast area - perfect for social gatherings or family meals - with patio doors leading to a delightful two-tiered garden. The upper terrace is paved for easy entertaining, whilst the lower level offers a private lawn and additional patio, an inviting lounge area ideal for sunny afternoons.

A separate, south-facing decked courtyard promises the perfect setting for al fresco dining and summer BBQs, making the most of the home's versatile outdoor space.

Upstairs, four well-proportioned bedrooms provide stylish and comfortable accommodation, with built-in storage to Bedrooms 1 and 2. A contemporary bathroom featuring an over-bath shower organises modern living with ease, while an additional cloakroom downstairs adds convenience for guests and everyday life. Ample, unrestricted on-street parking eliminates any parking hassles.

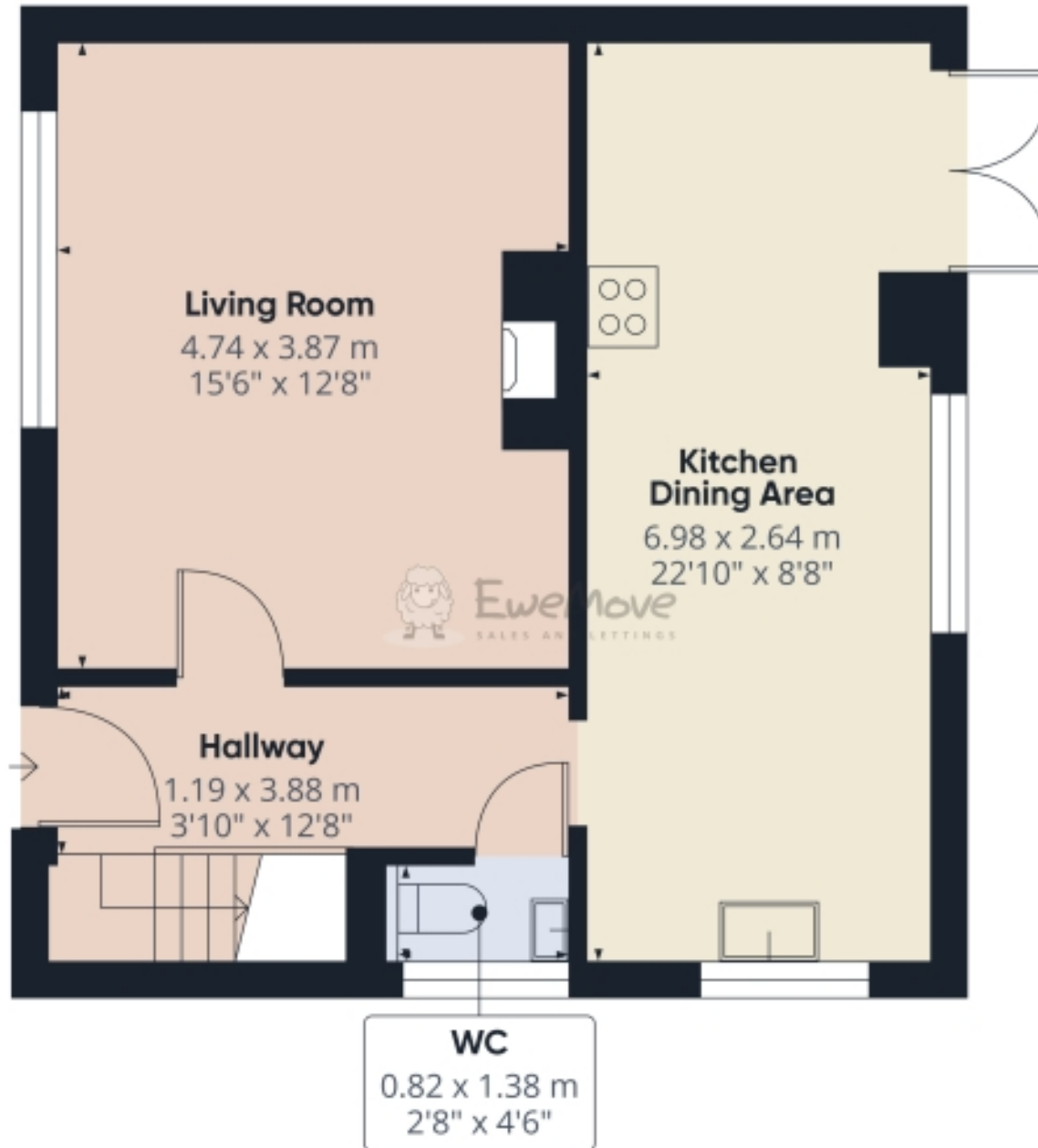
Nestled within an evolving market town famed for its historic attractions, this property benefits from superb amenities nearby. Wander through Tiverton's charming streets and discover local shops, convenience stores, and essential services just moments away. The celebrated Grand Western Canal Country Park stretches for over 11 miles, embracing the rolling Devon landscape and providing endless opportunities for exploration. Tiverton itself is steeped in history with its very own castle - parts of which date back to the 11th century - and welcoming public openings throughout the year.



Commuters are catered for with easy access to the link road, affording direct connections west to North Devon's Areas of Outstanding Natural Beauty, east to the M5 for swift journeys toward Exeter or Taunton (both under 25 miles away), and to Tiverton Parkway railway station. London is less than two hours away by train, perfect for those desiring a peaceful rural retreat with connectivity to the capital.

This superbly appointed home on Lime Kiln Road is ready to welcome new owners seeking space, style, and an unrivalled location. Arrange a viewing today to fully appreciate all it has to offer.

# Floorplans



Floor 0



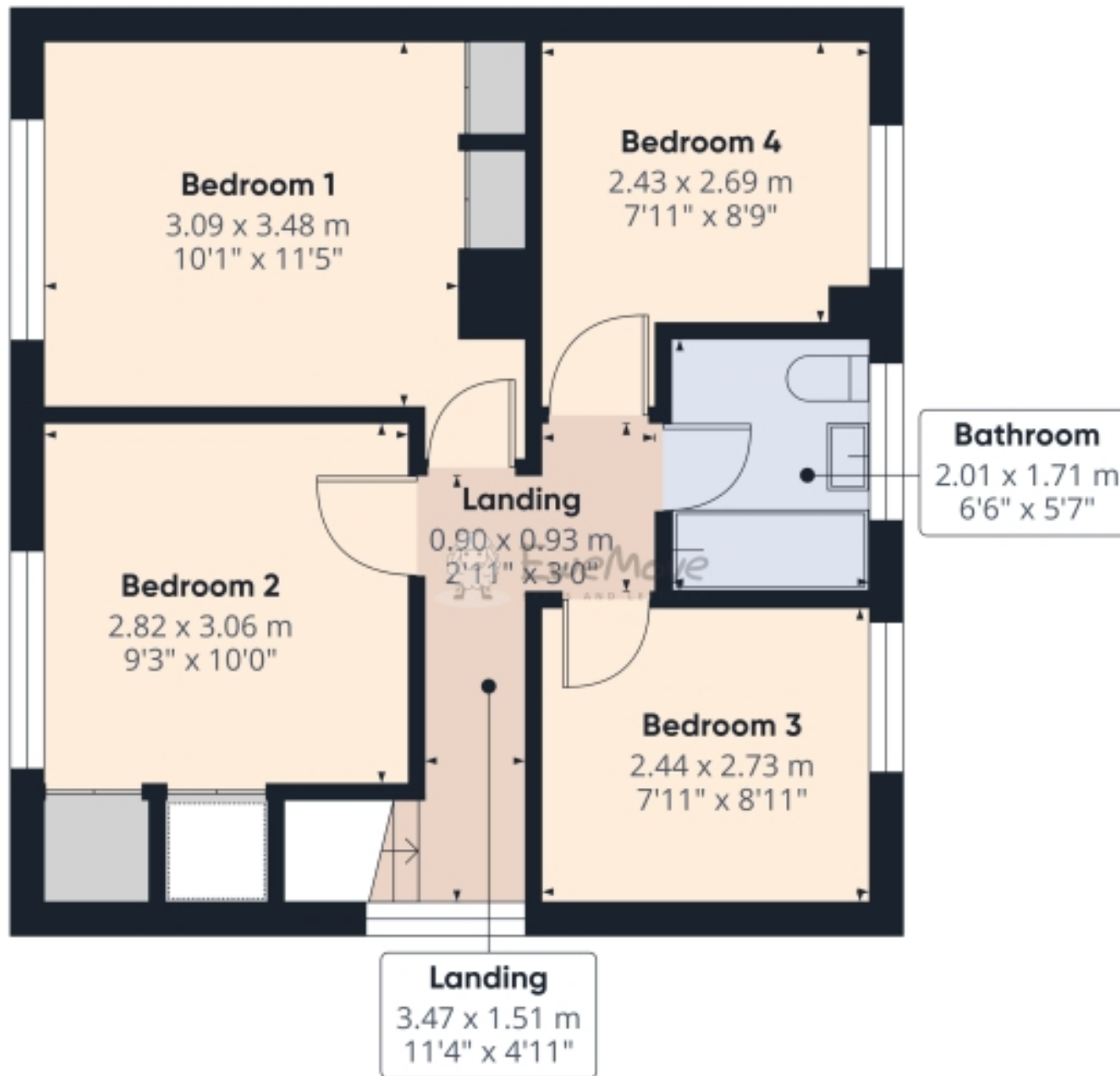
Approximate total area<sup>(1)</sup>  
44,7 m<sup>2</sup>  
481 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Floorplans



Approximate total area<sup>(1)</sup>  
43.2 m<sup>2</sup>  
466 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

# Floorplans



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
87.9 m<sup>2</sup>  
947 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS (PM5 3C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Tiverton

01884 219109 (24/7)  
tiverton@ewemove.com

