



3 Hill Crest, Tiverton, EX16 6AT
Asking Price £259,950

Welden
Edwards
Supporting your every move

Introducing a wonderful three-bedroom home perched in an elevated position in Tiverton. This property offers generous living space, featuring a large kitchen diner perfect for family meals and gatherings. Enjoy the delightful rear garden, ideal for outdoor relaxation and entertaining. Additionally, you'll find a substantial loft space and a workshop, providing ample room for hobbies or storage. Don't miss out—contact us today to schedule your viewing!

Description

As you step through the front door, you are immediately greeted by the expansive hall that exudes an inviting ambiance. To your right, you'll find a practical shower room, complete with a modern shower cubicle, a WC, and a hand basin, perfect for guests or a quick refresh. Continuing down the hall, towards the front of the home, a charming dining area snugly awaits. Bathed in natural light, thanks to the generously sized window, this room invites both cosy dinners and casual gatherings.

Beyond the dining area, at the rear of the house, lies a spacious lounge designed for relaxation and entertaining. With patio doors that seamlessly connect the indoor space to the rear garden, this area offers a perfect backdrop for your living room furniture, allowing for both comfort and style. From the lounge, a doorway leads into the heart of the home: the kitchen/diner. This delightful space features an array of contemporary wall and base units, complemented by a stylish breakfast bar, ideal for casual meals. A door from the kitchen opens out to the rear garden, creating a harmonious indoor-outdoor flow.

Venturing upstairs to the first floor, you will discover three well-appointed bedrooms and a family bathroom. Bedroom One is a generous sanctuary, boasting a large window that captures lovely views. Bedroom Two, another charming double, benefits from built-in storage, enhancing convenience. Bedroom Three serves as a cosy single room, perfect for various uses. The family bathroom is thoughtfully designed, featuring a bath with a shower overhead, alongside a WC and hand basin for all your family's needs. An additional staircase guides you to the loft space, providing extra storage or potential for further development.

Outside, the rear garden transforms into a captivating retreat. A covered veranda invites you to enjoy fresh air and outdoor living in any weather, while a dedicated patio seating area offers an ideal spot for al fresco dining or lounging. At the end of the garden, you'll find a practical workshop, perfect for hobbies or storage, completing this delightful outdoor space.

Council Tax, Tenure & Services

Council Tax Band - B

Freehold

All Mains Connected

Ofcom Approx Broadband Speeds:

Standard 16 Mbps, Superfast 80 Mbps, Ultrafast 900 Mbps

Approx Mobile Signals: EE Limited, Three Limited, O2 Limited, Vodafone Likely

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.

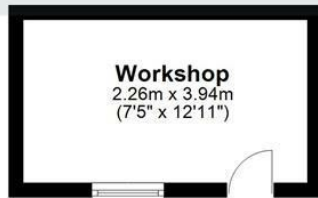
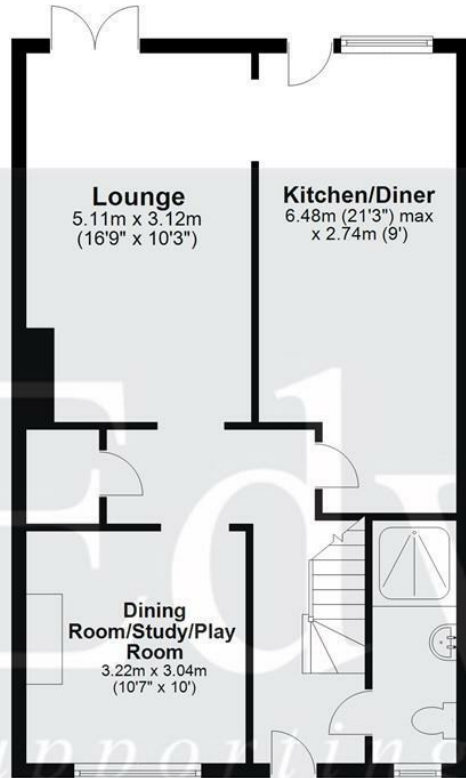
Disclaimer

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.



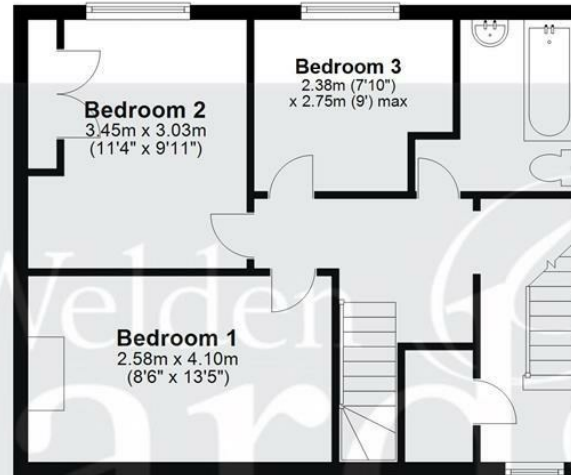
Ground Floor

Approx. 59.1 sq. metres (635.8 sq. feet)



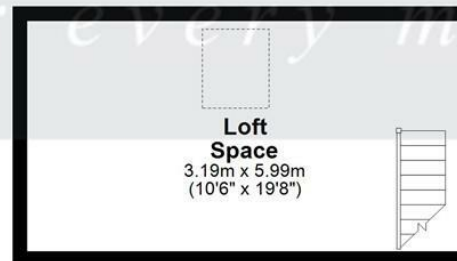
First Floor

Approx. 46.0 sq. metres (495.3 sq. feet)



Second Floor

Approx. 19.1 sq. metres (205.5 sq. feet)



Total area: approx. 133.1 sq. metres (1432.4 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	78
		EU Directive 2002/91/EC	

