



26 Canal View Canal Hill, Tiverton, EX16 4HX
Asking Price £425,000

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Available with no onward chain, this superb three/four-bedroom detached residence occupies an enviable position overlooking the Grand Western Canal, combining flexible living space with an exceptional location.



Description

Stepping inside, you are welcomed into a spacious, light-filled open-plan living area that creates an immediate sense of warmth and space. The well-appointed kitchen is beautifully finished with stunning wooden worktops, complemented by sleek white wall and base units. Offering generous preparation space and excellent storage, it is perfectly designed for modern family living. Integrated appliances include a fridge/freezer, oven, hob, extractor hood and dishwasher, ensuring both style and practicality. Just beyond the kitchen is a useful utility room featuring a sink set within fitted cabinetry, providing additional workspace and storage. With an external door leading to the side of the property, this practical room is ideal for muddy boots, coats and everyday household essentials. The impressive living area offers an inviting space for relaxing or entertaining family and friends, while large roof windows flood the room with natural light, enhancing the bright and airy atmosphere.

Leading from the main living space is Bedroom Four, a versatile room that could equally serve as a home office, hobby room or guest bedroom. This generously proportioned space benefits from an adjoining shower room/utility area, complete with plumbing, power and space for both a washing machine and tumble dryer. Opposite is a conveniently positioned downstairs cloakroom with WC, perfectly serving both guests and Bedroom Four. An additional rear door provides direct access to the garden.

Ascending to the first floor, you are greeted by a charming built-in display shelf, offering the perfect opportunity to create a cosy nook or decorative feature. To the right of the landing is Bedroom Two, a superb double bedroom featuring an extensive built-in wardrobe spanning the width of the room, alongside additional fitted storage. A dormer window frames delightful views across the nearby canal, adding to the room's appeal. Further along the hallway is Bedroom Three, another well-proportioned double bedroom. Four roof windows flood the room with natural light, creating a wonderfully bright and welcoming space. Opposite is the beautifully presented family bathroom, fitted with a matching suite comprising a WC, wash hand basin and a charming corner bath. Tastefully decorated in a contemporary yet homely style, it offers the perfect place to relax and unwind.

Occupying the end of the hallway is the impressive principal bedroom. Spanning the full width of the property, this beautifully presented room & en-suite enjoys an abundance of natural light, creating a wonderfully bright and spacious retreat. The generous en-suite shower room features a large walk-in shower, WC and wash hand basin, all finished to an excellent standard. Within the bedroom, built-in wardrobes provide practical storage, while two additional eaves storage areas make excellent use of the available space.

Outside, the wraparound garden enhances the privacy of this exceptional home. Thoughtfully landscaped, it features well-maintained lawns, attractive pathways and neatly defined gravelled areas, creating an attractive outdoor environment with texture and visual interest. Pedestrian access is also available to the rear of the garden. A particular highlight of the property is the substantial private parking area, accessed via steps from the front garden. Enclosed by high boundaries and secured by an automated gate, the driveway comfortably accommodates up to six vehicles, offering both convenience and an added sense of exclusivity.

To the rear of the parking area is a powered garage with plumbing and a sink already installed, making it an ideal workshop, hobby room or additional storage space. Lean-to structures on either side of the garage provide excellent covered storage for bins and garden equipment, completing the property's impressive range of practical features.

Council Tax, Tenure & Services

Council Tax Band - E

Freehold

All Mains Connected

Ofcom Mobile Signal - EE, Three, Vodafone and O2 - Likely

Ofcom Broadband Speed - Superfast 79Mbps

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.

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.

Disclaimer

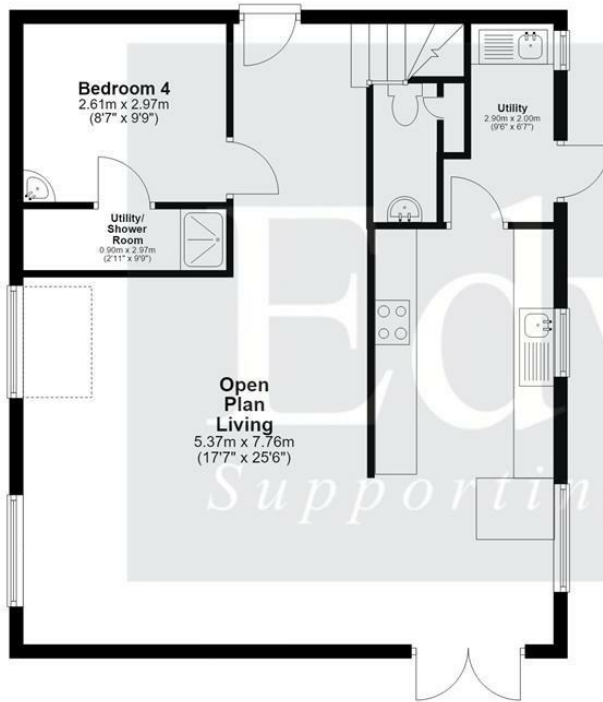
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





Ground Floor

Approx. 70.4 sq. metres (757.9 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.4 sq. feet)



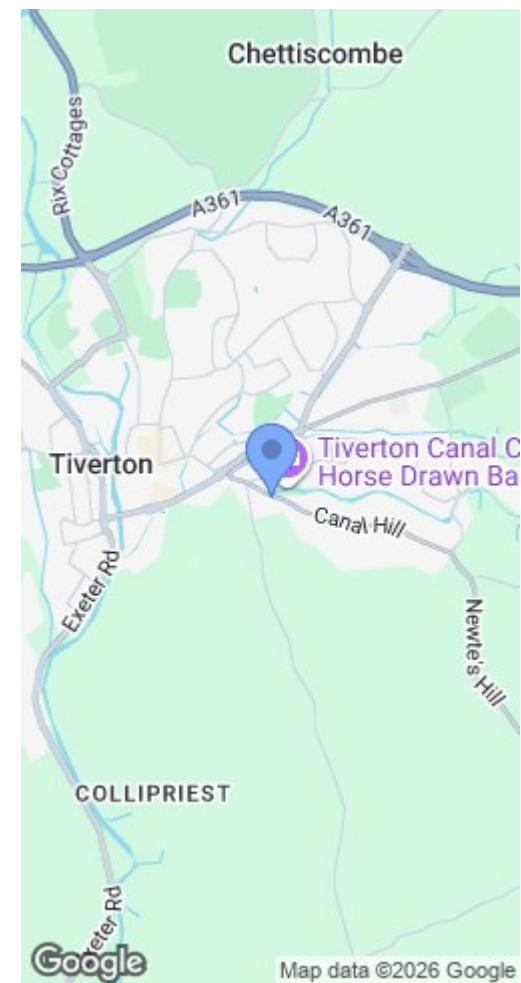
Garage

Approx. 25.5 sq. metres (274.8 sq. feet)



Total area: approx. 149.2 sq. metres (1606.1 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			92
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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