



16 Kings Crescent, Tiverton, EX16 6DL
£239,950

Welden
Edwards
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Bright and beautifully presented throughout, this versatile family home is offered to the market. The property boasts three double bedrooms, with outside featuring a large, well-maintained garden, including gated off-road parking for two vehicles. This property combines comfort, practicality, and charm in one inviting home.

Description

Stepping inside, you're welcomed by a practical entrance hall—ideal for removing footwear and hanging coats before venturing further in. To the left lies the spacious living room, filled with natural light from a large, bright window. Beautifully designed and tastefully decorated, this room exudes warmth and comfort, enhanced by a functional log burner that adds to its cosy appeal.

The living room flows seamlessly into the kitchen-diner—an impressive space with ample room for a family-sized dining table. Generous work surfaces provide plenty of space for food preparation and appliances, including plumbing for a washing machine, as well as room for a fridge and freezer. Two rear-facing windows offer pleasant views over the large garden. To the side of the kitchen, a large under-stairs storage cupboard provides a tidy space for everyday household items. Opposite sits a well-proportioned downstairs W/C, conveniently placed next to the garden entrance for added practicality.

Ascending the stairs, you arrive on a bright and spacious landing. The primary bedroom offers excellent proportions, with plenty of space for furniture and a large window overlooking the front of the property, flooding the room with natural light. Bedroom two is also a generous double and features a built-in wardrobe, maximising storage potential. Bedroom three is another double bedroom, currently used as a home office by the current owner.

At the rear, the property boasts an extensive, well-tended garden complete with an outdoor tap and outbuilding- ideal for storing tools and gardening equipment. Also including useful side access to the front of the property. At the end of the garden, steps lead to a gated off-road parking area with space for two vehicles, providing both convenience and peace of mind.

This versatile property combines comfort, functionality, and charm- an ideal home for modern family living.

Council Tax, Services & Tenure

Council Tax Band - B
Freehold
All Mains Connected

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

Tiverton

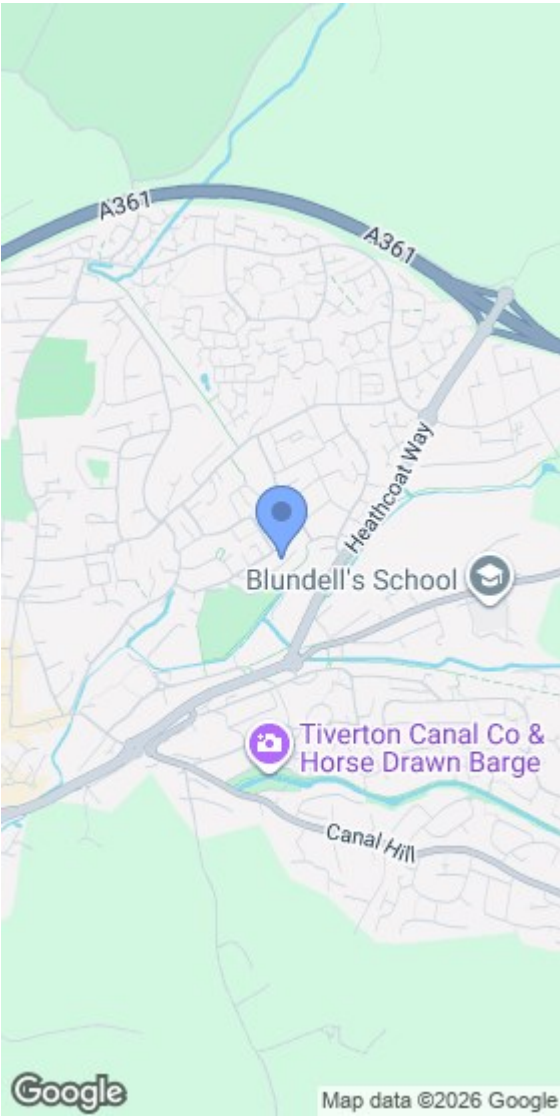
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		66
(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

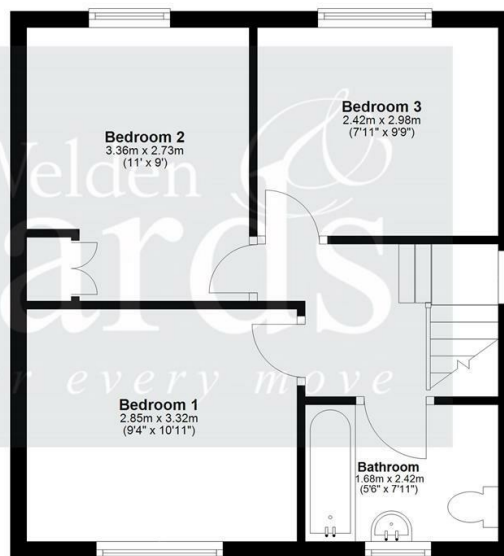
Ground Floor

Approx. 36.5 sq. metres (393.3 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



Total area: approx. 72.8 sq. metres (784.0 sq. feet)

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



