



15 Kings Crescent, Tiverton, Devon EX16 6DL
Guide Price £200,000

Welden
Edwards
Supporting your every move

This spacious family home is ideally located close to the town centre and local parks. The property offers a generous living room, a brand-new kitchen diner and a convenient cloakroom, while upstairs features three bedroom, two doubles and a single- along with a family bathroom. Externally, there is a garden with a patio area and useful storage space.

Description

This spacious family home is ideally located within a short walk of the town centre, local parks and a range of essential amenities.

The property is entered via a welcoming hallway, with stairs rising directly ahead. To the right is a generous living room, featuring a front-facing window that enjoys views over the front garden and allows for plenty of natural light. Leading on from the lounge is a doorway into a brand-new kitchen diner, fitted with modern gloss wall and base units to create a sleek, contemporary feel. Adjacent to the kitchen is a convenient cloakroom with WC, while a pantry/understairs cupboard at the opposite end provides valuable additional storage.

To the first floor, a spacious square landing gives access to three bedrooms and the family bathroom, which is fitted with a generous walk-in shower. The accommodation comprises two well-proportioned double bedrooms and a single bedroom, all benefiting from pleasant views to either the front or rear of the property.

Externally, the garden features a patio area ideal for outdoor seating, with a useful storage space positioned neatly in the corner.

The property further benefits from a brand-new roof, fitted in January 2026.

Services

Council tax band B.

Gas central heating.

Mains Services.

Broadband: Standard - 11 Mbps Superfast - 43 Mbps Ultrafast - 900 Mbps

EICR took place on: 25/11/25

Boiler has been serviced: 02/12/25

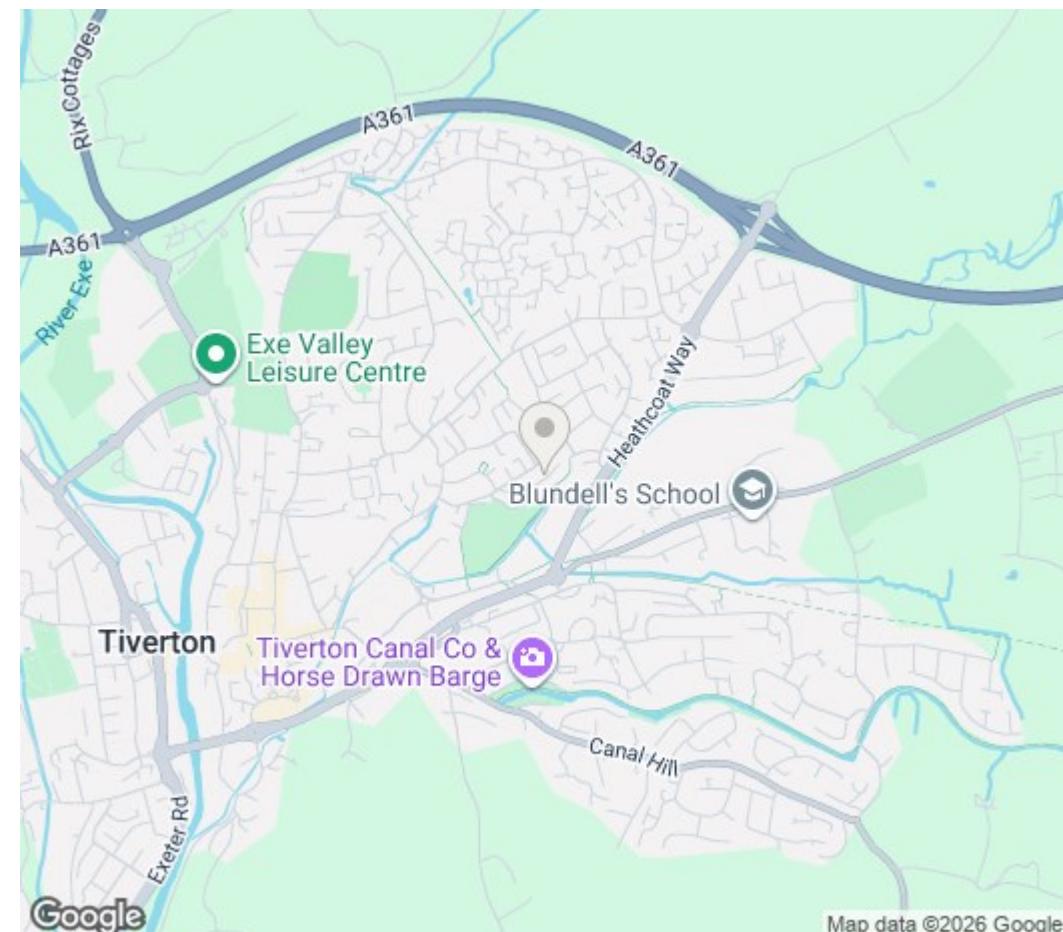
Boiler warranty expires: Oct 27

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.



Map data ©2026 Google

Energy Efficiency Rating

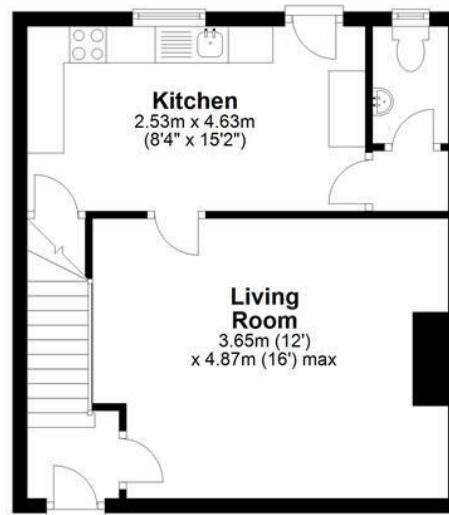
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

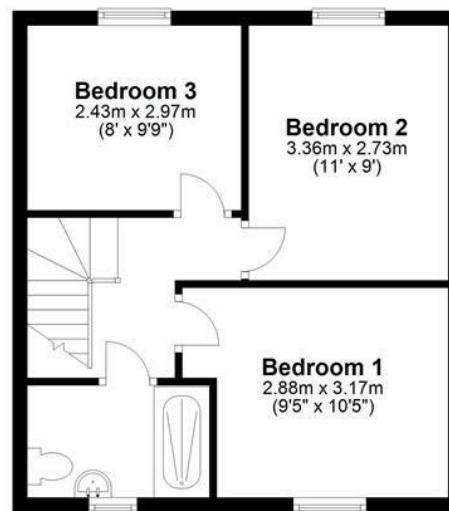
Ground Floor

Approx. 36.9 sq. metres (397.7 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



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

