



Acland Way, Tiverton, EX16 5QA

A beautifully presented four-bedroom detached family home situated on a generous corner plot in the sought-after Acland Way area of Tiverton. Offering spacious accommodation throughout, including a modern kitchen, sunroom, utility room and four bedrooms, three of which benefit from built-in storage.

Winkworth

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DESCRIPTION:

Situated in the highly sought-after Acland Way, Tiverton, this beautifully presented four-bedroom detached family home occupies a generous corner plot and offers spacious and versatile accommodation, ideal for modern family living.

The ground floor comprises a welcoming entrance hall, a spacious dual-aspect lounge/dining room, a modern fitted kitchen with ample storage and worktop space, a separate utility room, and a convenient cloakroom. A bright sunroom provides an additional reception area and enjoys views over the attractive rear garden.

To the first floor are four well-proportioned bedrooms and two bathrooms, providing ample space for growing families. Three of the bedrooms benefit from built-in storage, including the principal bedroom with fitted wardrobes, while the fourth bedroom offers flexible accommodation for use as a child's room, guest room or home office. The property has double attics with light and significant storage on boarding and shelving.

OUTSIDE:

Further benefits include a garage which has power, light and ventilation for a tumble drier and off-street parking. Located in one of Tiverton's most desirable residential areas, the property is conveniently positioned for local schools, amenities, and transport links.

Viewing is highly recommended to fully appreciate the space, presentation, and sought-after location this wonderful family home has to offer.

INFORMATION:

Council Tax: Band D - Mid Devon

Services: Mains Electric, Mains Drainage and Main Gas

Broadband: Superfast Fibre Available Within This Postcode, Fibre to the Cabinet Broadband

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

vandalism.painter.tender

PLEASE NOTE: Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25.00 is levied for each verification undertaken.

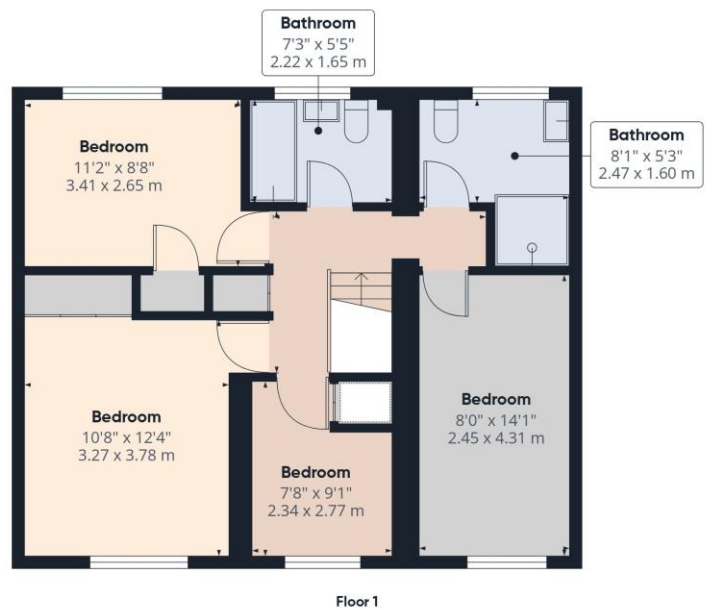
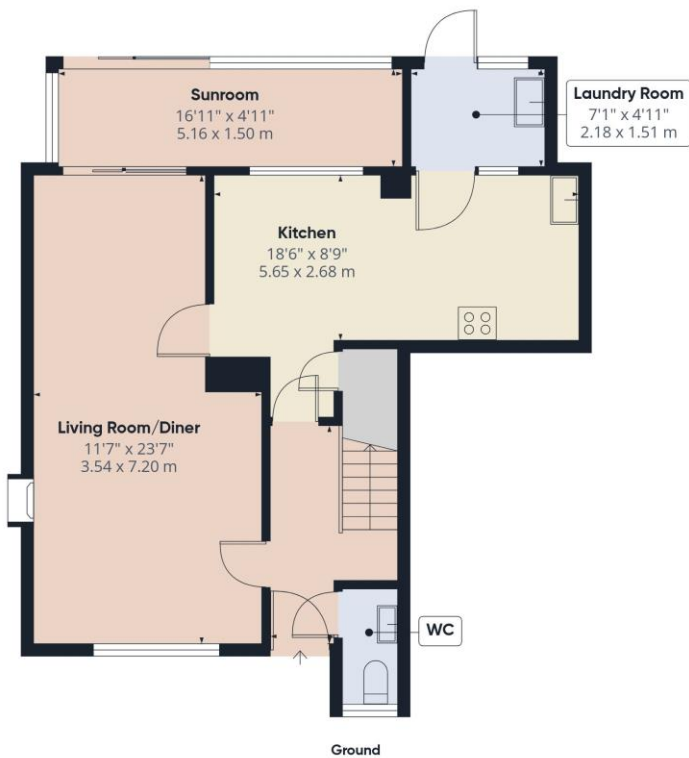


AT A GLANCE:

Spacious four-bedroom detached family home
 Contemporary fitted kitchen
 Generous open-plan lounge and dining area
 Finished to an exceptional standard throughout
 Beautifully presented tiered rear garden
 Impressive principal bedroom suite with fitted wardrobes
 Garage and ample off-road parking
 Occupying a substantial corner plot
 Situated in the highly sought-after area of Tiverton

PROPERTY INFORMATION:

Freehold
 Council tax Band: D
 Mains electric, gas, water and drainage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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