



Uplowman Road, Tiverton, EX16 4LU

A beautifully presented four-bedroom detached family home, finished to a high specification and situated in a desirable residential location. The property further benefits from off-road parking for up to three vehicles.

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DESCRIPTION:

Nestled within a quiet cul-de-sac, this beautifully presented four-bedroom detached family home has been thoughtfully enhanced to offer both style and practicality throughout.

The welcoming entrance hall sits at the heart of the property and provides access to the principal living accommodation, along with a useful storage cupboard.

The spacious dual-aspect living room enjoys an abundance of natural light, with a window overlooking the front garden and patio doors opening directly onto the rear garden, creating an ideal space for both relaxation and entertaining.

The impressive kitchen/dining room has been fitted with a contemporary range of high-quality units complemented by elegant quartz worktops. A comprehensive selection of integrated AEG appliances includes a five-ring gas hob with extractor hood, oven and grill, dishwasher, fridge freezer, and wine cooler. There is ample space for a family dining table, making this the perfect hub of the home.

A separate utility room provides additional storage and worktop space, along with direct access to the rear garden. A cloakroom fitted with a WC and wash hand basin completes the ground floor accommodation.

On the first floor, the landing benefits from an airing cupboard and leads to four well-proportioned bedrooms. The principal bedroom enjoys views over the rear garden and features a range of mirrored fitted wardrobes together with a stylish en-suite shower room comprising a large shower enclosure, WC, wash hand basin, and heated towel rail.

Bedroom two is a generous double room positioned to the front of the property and also benefits from mirrored fitted wardrobes. Bedroom three is another spacious double room overlooking the front aspect, whilst bedroom four enjoys views across the rear garden.

The family bathroom is fitted with a modern suite comprising a bath with shower over, WC, wash hand basin, and heated towel rail.

OUTSIDE:

Externally, the property offers attractive lawned gardens to the front, with a driveway providing off-road parking and leading to the attached garage.

The enclosed rear garden is a particular feature of the property, offering a generous lawn alongside an extensive composite decking area spanning the width of the house. This provides excellent space for outdoor dining and entertaining, while mature hedging at the rear creates a good degree of privacy.

Situated close to Tiverton Golf Club and the renowned Blundell's School, the property is conveniently located for access to Tiverton town centre, the M5 motorway, and Tiverton Parkway railway station, making it an excellent choice for families and commuters alike.

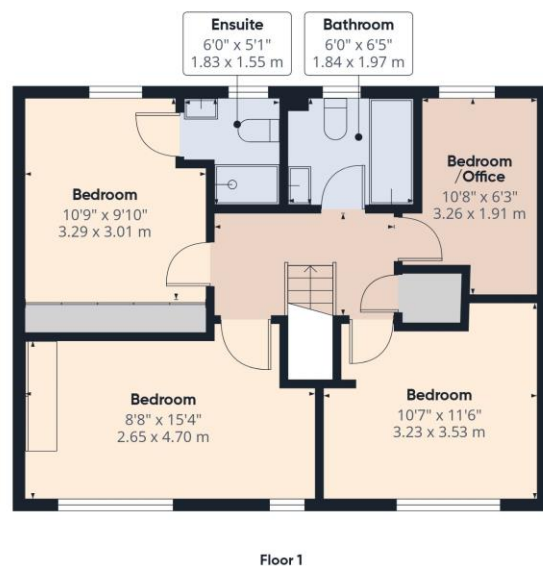


AT A GLANCE:

Private cul-de-sac location
 Large kitchen/dining room
 Separate utility room
 Cloakroom
 Spacious living room
 Master bedroom with ensuite shower room
 Three further bedrooms
 Master bathroom
 Good sized enclosed garden
 Garage and driveway parking

INFORMATION:

Council Tax: Band E - Mid Devon
 Services: Mains electric, water and gas.
 Broadband: Ultrafast Full Fibre Broadband
 Within This Postcode. (checked on Openreach
 19.11) Fibre to the premises.
 Mobile Signal: You are likely to get good
 coverage. (checked on Ofcom 19.11)
 Tenure: Freehold
 NHBC warranty of approximately 5 years.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	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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