



Lime Tree Mead, Tiverton, EX16 4PX

Located in the highly sought-after area of Lime Tree Mead, this beautifully presented three-bedroom semi-detached property offers the perfect blend of modern living and outdoor convenience. Situated within easy reach of local amenities and the scenic Great Western Canal, this home is ideal for families and professionals alike.

Winkworth

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DESCRIPTION:

The entrance hallway leads into a bright, dual-aspect Living Room, offering a relaxing space for the family.

The standout feature of the ground floor is the Newly Refitted Kitchen/Diner, which provides a contemporary environment for cooking, dining, and entertaining. A convenient ground-floor bathroom is also located on this level.

First Floor The first-floor hosts three bedrooms, including an expansive Master Bedroom that enjoys plenty of natural light.

The two additional bedrooms offer flexibility for children's rooms, guest accommodation, or a dedicated home study. A second family bathroom serves the upstairs living space.

The private garden is designed for both leisure and utility. The inclusion of two sheds with electric power is a rare find, providing "plug-and-play" space for hobbyists or those working from home.

The property also benefits from a garage and driveway, offering ample off-road parking and additional storage.

The property's proximity to the Great Western Canal offers endless opportunities for walking, cycling, and enjoying the local Devon countryside.

INFORMATION:

Council Tax: Band D - Mid Devon

Services: Mains Water, Mains Electric 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:-

adjust.length.anyone

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:

Semi-detached
 Three bedrooms
 Spacious living room
 Newly refitted, modern kitchen/diner
 Ground floor includes a convenient bathroom.
 Additional bedrooms are flexible
 Family bathroom serves the first floor
 Private garden with two powered sheds
 Garage
 Driveway
 Close access to the Great Western Canal for outdoor activities.

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		
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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