



Patches Road, Tiverton, EX16 5AH

A beautifully private four-bedroom detached family home, tucked away in a secluded four-property cul-de-sac, offering generous living space, a large sunroom and excellent family accommodation. Outside, the impressive wrap-around garden, multiple seating areas, sheds, ample parking and double garage provide an exceptional combination of space, privacy and practicality.

Winkworth

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AT A GLANCE:

Set in a quiet and secluded cul-de-sac on Patches Road, Tiverton, 17 Patches Road is an impressive four-bedroom detached family home offering generous accommodation, excellent outside space and a wonderful sense of privacy. With just four properties within the cul-de-sac, the setting is particularly peaceful and offers a lovely tucked-away feel while still being within easy reach of Tiverton and its amenities.

At the heart of the home is a spacious and versatile open-plan living area, incorporating a well-appointed kitchen, dining/living space, and separate lounge, creating a wonderfully sociable setting for both everyday family life and entertaining. The generous proportions allow plenty of room for comfortable seating and dining, while the layout provides a natural flow between the different areas.

A particularly attractive feature is the large sunroom, which provides a bright and versatile additional reception space, perfect for relaxing, dining or enjoying views across the garden. With direct access to the garden, it also creates a seamless connection between the indoor and outdoor living spaces, making it an ideal area to enjoy throughout the year.

The first floor offers four generously proportioned bedrooms. The impressive principal bedroom provides an abundance of space for a range of furniture and fitted or freestanding wardrobes, while the large en-suite bathroom features a spacious shower cubicle and vanity units.

There are a further three excellent-sized double bedrooms, providing versatile accommodation for family, guests, or

home working. The modern family bathroom is well appointed with a bath, separate shower, and vanity area.

Outside is where this home really comes into its own. The property enjoys a substantial wrap-around garden, providing an unusual amount of private outdoor space for a modern detached home. There are multiple seating areas, perfect for entertaining, enjoying a morning coffee or simply making the most of the garden throughout the warmer months. A number of useful sheds provide excellent additional storage, while the generous frontage and driveway offer parking for multiple vehicles, complemented by the double garage.

INFORMATION:

Council Tax: Band E - 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:-

sample.grew.twice

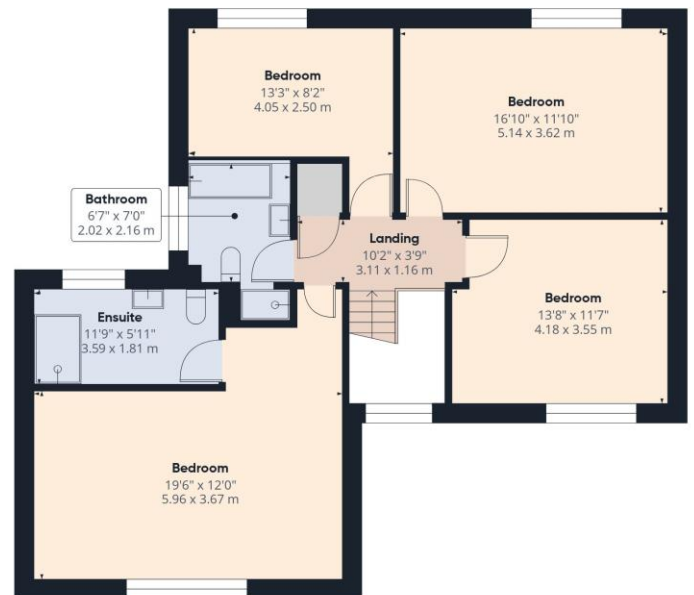


AT A GLANCE:

Four-bedroom detached family home
 Spacious and versatile accommodation
 Large sunroom
 Kitchen and generous living/entertaining space
 Separate lounge
 Principal bedroom with ensuite
 Family bathroom
 Double garage
 Parking for multiple vehicles
 Large wrap-around garden
 Multiple outdoor seating areas
 Several sheds providing excellent storage
 Attractive family-friendly location
 Excellent access to Tiverton's amenities and surrounding
 Devon countryside

PROPERTY INFORMATION:

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



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69 C	79 C
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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