



Crowden Crescent, Tiverton, EX16 4ET

A beautifully presented two double bedroom semi-detached bungalow, ideally situated within a peaceful residential cul-de-sac and just a stone's throw from the picturesque Grand Western Canal.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

A beautifully presented and lovingly improved two double bedroom semi-detached bungalow, situated in a quiet residential cul-de-sac just a stone's throw from the Grand Western Canal. Extended to both the front and rear, this exceptional home offers spacious and versatile accommodation, with a superb open-plan kitchen and living area flowing seamlessly into a stunning Orangery overlooking the landscaped rear garden. Presented to an exceptionally high standard throughout and enjoying lovely far-reaching views, this is a home that needs to be viewed to be fully appreciated.

The accommodation comprises a welcoming entrance hall with useful storage, two generous double bedrooms, with the principal bedroom benefiting from a modern en-suite, together with a newly fitted shower room. The stylish kitchen is open plan to the sitting room and features a range of wall and base units, work surfaces, built-in double oven, induction hob, cooker hood, tiled splashbacks and inset lighting. The adjoining sitting room provides a comfortable and sociable living space with further open-plan access into the impressive Orangery.

The Orangery is a particular highlight, creating a bright and airy additional reception space with a thermal roof, inset spotlights, attractive flooring and uPVC double glazed windows and French doors opening directly onto the rear garden. The room enjoys lovely views across the garden and towards the surrounding countryside, making it an ideal space for relaxing or entertaining.

OUTSIDE:

Outside, the beautifully landscaped rear garden has been designed for ease of maintenance and is predominantly laid with shingle and stone, complemented by well-stocked flower borders and a substantial raised decking area which enjoys the evening sun and far-reaching countryside views. A useful garden store provides additional storage and access through to the garage.

To the front, the property benefits from a generous driveway providing ample off-road parking for numerous vehicles, with an additional shingle area offering scope to create further parking if required. The driveway leads to the entrance, garage, and useful side store, which benefits from an electric roller door.

The property is conveniently located for access to Tiverton and the surrounding area. Tiverton is a thriving Mid Devon town situated approximately six miles from Junction 27 of the M5, providing excellent road links to Exeter and Taunton. Tiverton Parkway railway station is nearby.

INFORMATION:

Council Tax: Band C - Mid Devon

Services: Mains Water, Mains Electric and Mains 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: moved.woke.before



AT A GLANCE:

Beautifully presented and lovingly improved two double bedroom semi-detached bungalow
 Quiet residential cul-de-sac location, just a stone's throw from the Grand Western Canal
 Extended to the front and rear, offering spacious and versatile accommodation
 Stunning Orangery with thermal roof, opening onto the landscaped rear garden
 Open-plan kitchen and living space, ideal for modern living and entertaining
 Principal bedroom with modern en-suite, plus newly fitted luxury shower room
 Landscaped low-maintenance rear garden with raised decking and far-reaching countryside views
 Generous driveway with ample parking, garage, and useful side store with electric roller door

PROPERTY INFORMATION:

Freehold

Council tax Band: C

Mains electric, gas, water, and drainage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 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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