



Cromwell Park, Tiverton, EX16 4QL

A well-presented three-bedroom home situated in a quiet cul-de-sac on the edge of Tiverton, enjoying lovely views over open countryside.

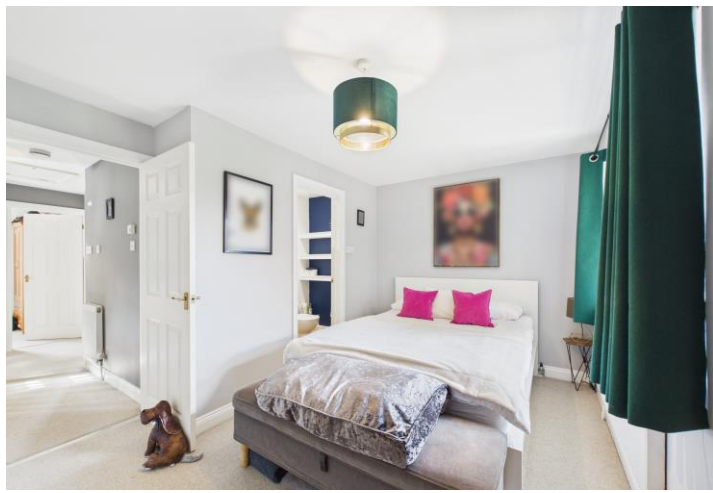
Winkworth

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DESCRIPTION:

A beautifully presented three-bedroom home situated in a quiet, elevated position at the end of the sought-after Cromwell Park cul-de-sac, enjoying far-reaching views over open countryside and within easy reach of Tiverton town centre and excellent transport links.

The front door opens into an entrance lobby with a downstairs cloakroom. The light and spacious living room provides a comfortable family space. To the rear of the property is the kitchen/dining room, which has recently been updated with a modern gloss white kitchen including an integrated fridge freezer, eye-level double ovens and an inset gas hob. A double-glazed door leads out to the private patio and garden.

Upstairs, the property offers a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. The house is in excellent condition throughout and has been tastefully decorated.

OUTSIDE:

The rear garden is a lovely feature of the property, backing onto open countryside with attractive views and a variety of visiting wildlife.

The property also benefits from a single garage with power, lighting, and a remotely operated door.

Cromwell Park is a quiet cul-de-sac in an elevated position on the edge of Tiverton, within easy reach of

the town centre and the dual carriageway, providing access to the M5 and Tiverton Parkway station. The Grand Western Canal is approximately three hundred yards away, offering lovely countryside walks along the towpath.

INFORMATION:

Council Tax: Band C - Mid Devon

Services: Mains Water, Mains Electric and Main Gas

Broadband: Ultrafast Full Fibre Available Within This Postcode. Fibre to the Premises

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

ruler.worker.filer

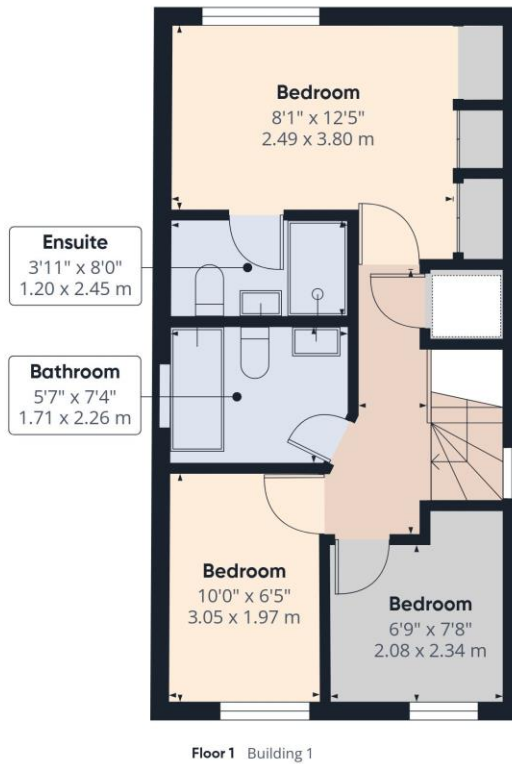


AT A GLANCE:

Semi Detached
 Three Bedrooms
 Quiet position at the end of a cul-de-sac
 Brand new kitchen
 Immaculately presented throughout
 Entrance hall and downstairs cloakroom
 Spacious living room
 Master bedroom with en-suite shower room
 Private rear garden with attractive views
 Garage and off-street parking
 Close to local amenities

PROPERTY INFORMATION:

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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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