



## Bonville Crescent, Tiverton, EX16 4BN

A bright and spacious two-bedroom bungalow located in a highly sought-after area, just a short stroll from the Grand Western Canal. This delightful property is offered with NO ONWARD CHAIN.

**Winkworth**

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## DESCRIPTION:

This well-presented two-bedroom bungalow offers generous off-road parking, including a long private driveway.

The front door opens into a welcoming entrance hallway, complete with a built-in storage cupboard, ideal for coats and footwear and utility room. Positioned at the front of the property, are two double bedrooms.

The spacious lounge features a sliding door that leads into the conservatory. This additional living space enjoys pleasant views of the rear garden, making it an ideal spot for relaxation. The kitchen is well-equipped with a comprehensive range of wall and base units, space for an oven, and plumbing for a washing machine. Adjacent to the kitchen, a useful side utility area offers additional storage and space for a fridge/freezer or condenser tumble dryer as required. Between the kitchen and the two bedrooms in the family bathroom.

Externally, the enclosed rear garden is mainly laid to lawn, complemented by a small patio seating area. A large storage shed provides additional practicality, while a personnel door allows convenient access to the garage.

## INFORMATION:

**Council Tax:** Band B - Mid Devon

**Services:** Mains Water, Mains Electric and Main Gas

**Broadband:** Fibre to the Cabinet Broadband Available Within This Postcode

**Mobile Signal:** You are likely to get good coverage.

**Tenure:** Freehold

**Directions:-**

Using the what3words app, search:-

lame.hike.alone



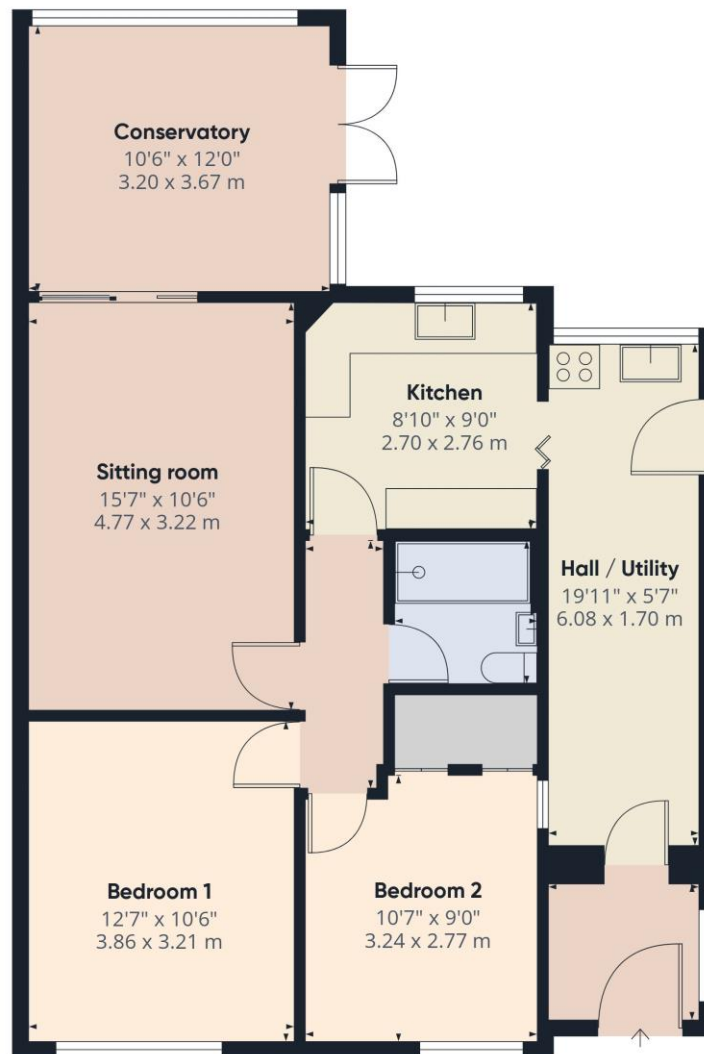


### AT A GLANCE:

Bungalow  
 Semi-detached  
 Kitchen adjoining utility room  
 Conservatory  
 Two double bedrooms  
 Enclosed rear garden  
 Off-street parking  
 Close to the Grand Western Canal  
 No onward chain

### PROPERTY INFORMATION:

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 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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