



## Palmerston Park, Tiverton, EX16 5PG

This well-proportioned three-bedroom family home is set on a generous corner plot, positioned on the edge of town.

**Winkworth**

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## DESCRIPTION:

Situated on the outskirts of Tiverton, this three-bedroom end-of-terrace family home enjoys a generous corner plot and is offered to the market with no onward chain.

The spacious entrance hallway leads to a practical utility area, complete with plumbing for a washing machine, along with a separate cloakroom for added convenience. The modern fitted kitchen overlooks the rear garden and provides direct access outside. A separate dining room, with patio doors opening to the garden, flows through to a bright and welcoming front-aspect lounge—ideal for family living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms, two of which are comfortable doubles, along with a family bathroom with shower over the bath.

## OUTSIDE:

Externally, the home benefits from an enclosed front garden laid to lawn, with a side gate offering access to the rear. The rear garden is larger than average and fully enclosed, providing a private retreat with a generous lawn, raised borders, a summer house, and a handy outdoor tap. A secluded patio area makes the perfect spot for alfresco dining and summer gatherings.

Council Tax: Band A - Mid Devon

Services: Mains water, Mains electric and LPG Tank

Broadband: Ultra-Fast Broadband Available Within This Postcode.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

///couch.bliss.actor

**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.



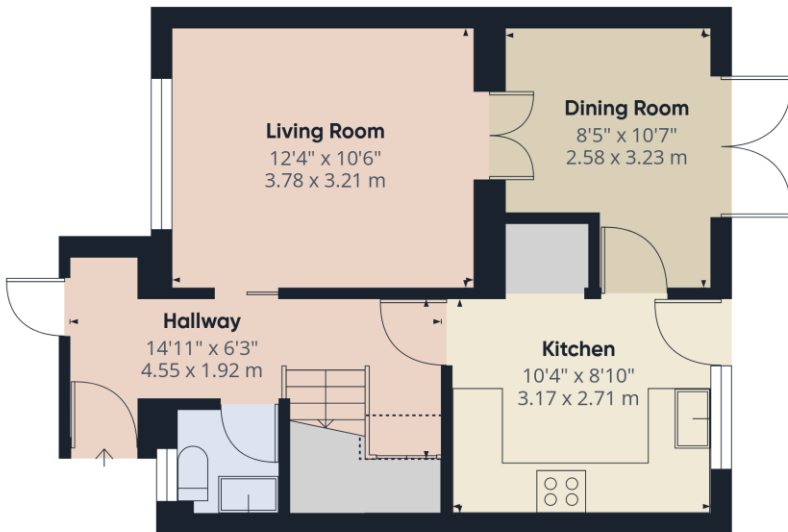


#### AT A GLANCE:

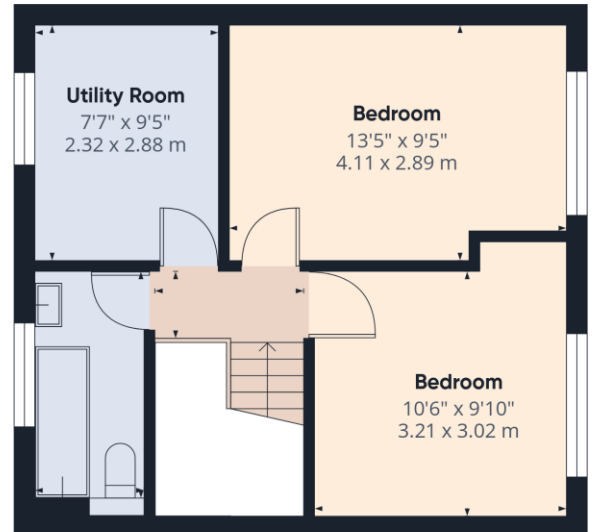
End of terrace  
 Fitted kitchen  
 Utility room  
 Separate dining room  
 Large sitting room  
 Three bedrooms  
 Bathroom with shower over the bath  
 Large garden  
 Corner plot

#### PROPERTY INFORMATION:

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



Ground



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	39 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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