



## Loom End, Tiverton, EX16 5FJ

A stunning detached property overlooking green space, finished to an exceptional standard throughout. Offering five generous double bedrooms, a low-maintenance rear garden, garage and driveway parking.

**Winkworth**

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## DESCRIPTION:

Tucked away at the end of the sought-after Rackenford Meadows, this outstanding five-bedroom detached home offers space, luxury, and stunning green space views — perfect for modern family living.

Step inside to a welcoming entrance hall leading to a spacious lounge with striking feature walls and grey carpets, ideal for relaxing or entertaining. A versatile front room serves beautifully as a home office or playroom, both enjoying views over the greenery. At the heart of the home is a fabulous open-plan kitchen-diner, boasting sleek white gloss units, oak-effect worktops, built-in appliances, and ample room for a dining table and sofa — all opening onto the rear garden through patio doors. A handy downstairs cloakroom completes the ground floor.

Upstairs, the first floor features three generous double bedrooms, including a luxurious primary suite with its own dressing area, mirrored wardrobes, and en-suite shower room, plus a stylish family bathroom. The second floor offers two more spacious double bedrooms, flooded with natural light from skylights, and another shower room — ideal for guests or growing families.

Outside, the low-maintenance rear garden offers a fantastic composite deck for alfresco dining, alongside a neat lawn. To the front, you'll find driveway parking and a garage for added convenience. This is a home designed to impress, inside and out!

## INFORMATION:

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

**Services: Mains electric, water and gas. Broadband: Ultrafast Full Fibre Broadband Within This Postcode. (checked on Openreach 08.05) Fibre to the premises.**

**Mobile Signal: You are likely to get good coverage. (checked on Ofcom 08.05)**

**Tenure: Freehold**

**Directions:- Using the what3words app, search:-**

**regarding.cornfield.clasps**



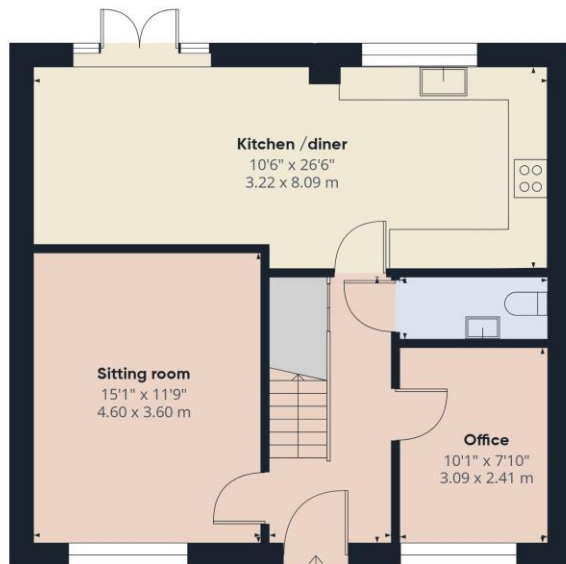


### AT A GLANCE:

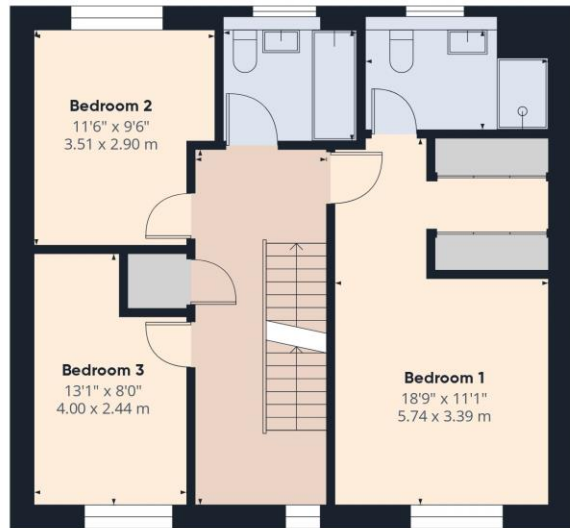
Detached  
 Large sitting room  
 Reception room/office  
 Modern new fitted kitchen with integrated  
 appliances  
 Master bedroom with ensuite  
 Four further double bedrooms  
 Bathroom/WC on each floor  
 Garage with off-street parking  
 Spacious rear garden

### PROPERTY INFORMATION:

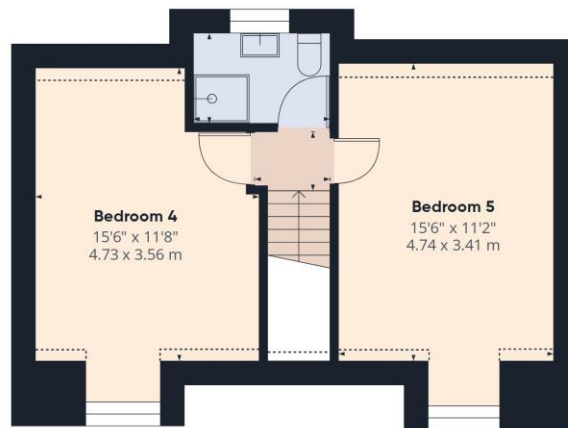
Freehold  
 Council tax Band: E  
 Mains electric, gas, water and drainage.



Ground



Floor 1



Floor 2

Score	Energy rating	Current	Potential
92+	A	99 A	100 A
81-91	B		
69-80	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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