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## Francis Crescent, Tiverton, EX16 4EP

**Asking Price £310,000**

Francis Crescent presents a recently refurbished two-bedroom bungalow conveniently positioned near The Grand Western Canal. NO ONWARD CHAIN

**Winkworth**

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## DESCRIPTION:

A desirable two-bedroom bungalow nestled in a coveted crescent adjacent to the Canal, just on the fringes of Tiverton.

Francis Crescent in Tiverton is a quaint and charming residential area known for its peaceful atmosphere and well-maintained properties. The crescent boasts a mix of traditional and modern homes, with Francis Crescent itself featuring a row of recently renovated houses. The area is surrounded by scenic views, with easy access to nature trails and the tranquil waters of the nearby Grand Western Canal. Residents enjoy a sense of community and convenience, with local amenities and schools within reach. Francis Crescent offers a delightful blend of suburban living and rural beauty, making it an appealing place to call home in Tiverton.

Upon arrival at the property, you'll find the newly installed kitchen on your left-hand side. It features sleek grey wall and base units, along with integrated appliances including a fridge freezer and dishwasher, as well as room for a washing machine. Washing up becomes a more pleasant task with the captivating view of the picturesque rolling Devon countryside visible through the kitchen window. The sitting room exudes a sense of brightness and openness, featuring sliding doors that seamlessly connect to the enclosed rear garden. Meanwhile, the family bathroom boasts a spacious walk-in shower, WC, and sink, all elegantly complemented by contemporary tiling and flooring.

The master bedroom benefits from built in storage, large window facing the rear aspect keeping the room light and bright. The second bedroom is also a good size double bedroom with window facing the front aspect.

### Outside:

The rear garden is completely enclosed and conveniently offers access to the garage through a side door. The garage is equipped with power and features an up-and-over door, along with a small driveway providing off-road parking space for one car. At the front of the property, there is an enclosed garden with an access gate and path leading to the main door.

Services: Mains electric, water and gas.

Broadband: Super-Fast Broadband Available Within This Postcode, (checked on Openreach 03.04) Fibre to the Cabinet,

Mobile Signal: You are likely to get good coverage (checked on Ofcom 03.04)

Tenure: Freehold  
Council Tax Band B

The property has restricted covenants, please ask us for further details

Directions: -

Using the what3words app, search: -  
basis.moons.transit



#### **AT A GLANCE:**

**Semi-detached**  
**Sought After Location**  
**Two Double Bedrooms**  
**Renovated Throughout**  
**Garage**  
**Enclosed Rear Garden**  
**Close To Grand Western Canal**  
**NO ONWARD CHAIN**

#### **PROPERTY INFORMATION:**

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

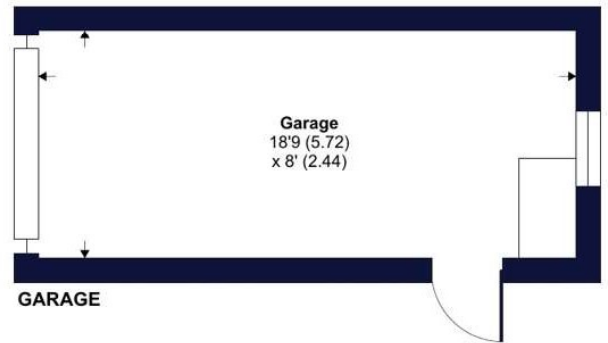
# Francis Crescent, Tiverton, Devon, EX16

Approximate Area = 605 sq ft / 56.2 sq m

Garage = 151 sq ft / 14 sq m

Total = 756 sq ft / 70.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1105657

**Winkworth**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**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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