



Sideling Fields, Tiverton, EX16 4HG

A three bedroom semi-detached bungalow boasting stunning views, ideally located on the edge of the town.

Winkworth

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DESCRIPTION:

Step into the home through a new composite part-glazed front door, offering attractive front-facing views. This leads into a central hallway, providing access to all main rooms along with a convenient storage cupboard.

The kitchen/diner is well-appointed, with a range of wall and base units topped with laminate work surfaces. It includes plumbing for both a washing machine and dishwasher, a gas hob with extractor fan above, a double oven, and tiled splashbacks. Dual-aspect double-glazed windows provide pleasant views to the side and rear. This area opens into a newly rebuilt utility space, featuring a lantern window and a fully glazed back door leading to the rear garden.

The sitting room is bright and spacious, enhanced by a large picture window overlooking the front garden.

Bedroom three is positioned at the front of the property and includes a double-glazed window.

An inner hallway houses the airing cupboard and also connects to the remaining rooms. Bedroom One and Bedroom Two are both generously sized, offering ample space for a variety of furniture layouts. Each room benefits from large windows that allow plenty of natural light, creating a bright and comfortable atmosphere—ideal for use as spacious double bedrooms, guest rooms, or even a home office if desired.

The modern shower room comprises a stylish shower cubicle, low-level WC, vanity unit with inset basin, fully tiled walls, extractor fan, recessed spotlights, radiator, and a frosted rear window.

OUTSIDE:

The rear garden features a patio area, ideal for outdoor dining or relaxing, along with raised flower borders that add a touch of colour and charm. A shed offers useful additional storage, and the south-facing aspect ensures plenty of sunlight throughout the day.

Council Tax: Band B - Mid Devon

Services: Mains Electric, Water and Drainage Broadband: Superfast Fibre Broadband Available Within This Postcode, (checked on Openreach 16.06) Fibre to the cabinet.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 16.06)

Tenure: Freehold

Directions:-

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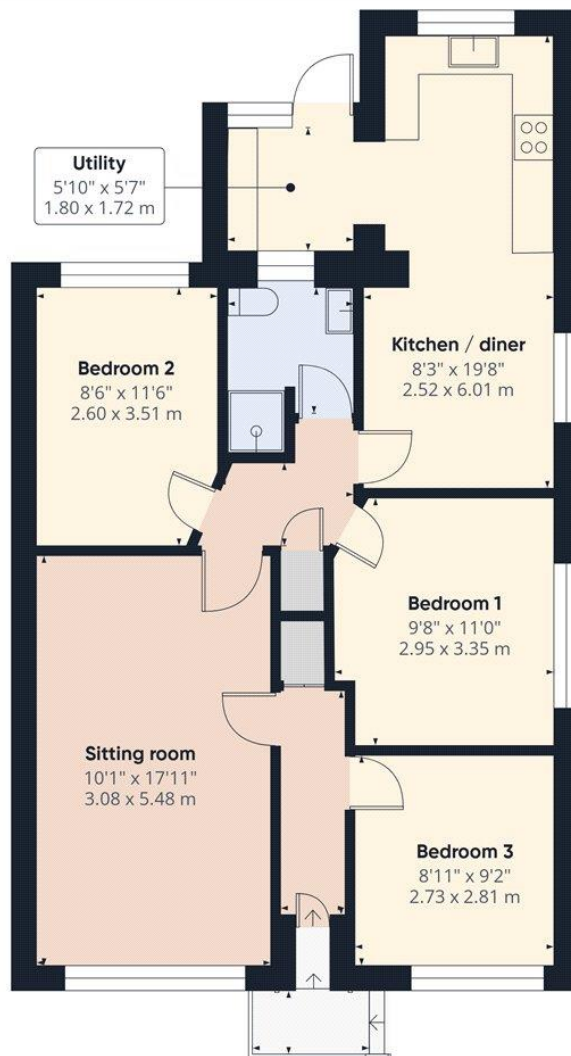


AT A GLANCE:

Elevated position with Views
 Kitchen/dining room
 Utility room
 Good size living room
 Three bedrooms
 Shower room
 Front & rear gardens
 Close to the Grand Western Canal

PROPERTY INFORMATION:

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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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