



Acland Way, Tiverton, EX16 5QA

Asking Price £445,000

Acland Way presents a detached four-bedroom home within the highly desired Farleigh Meadows development.

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DESCRIPTION:

Nestled within the picturesque Acland Way in the sought-after Farleigh Meadows, this exceptional detached family home offers the perfect blend of comfort and convenience. Boasting a spacious layout, this property features a large, enclosed garden and a convenient garage, providing the ideal setting for family life. Enjoy the tranquillity and charm of this wonderful community while still being within easy reach of essential amenities.

Farleigh Meadows in Tiverton is an idyllic residential development, offering a blend of tranquillity and modern living. This community boasts well-designed homes surrounded by picturesque landscapes, creating a serene and welcoming atmosphere. With its scenic views and convenient location, Farleigh Meadows provides residents with an ideal place to call home.

As you step into the property through the spacious hallway, adorned with oak flooring throughout, you'll find the cloakroom on your right. To your left, the open plan sitting/dining room offers an excellent social space. With plenty of room to accommodate a large dining room table, in addition to your standard sitting room furnishings. A large window overlooks the front aspect, while double French doors provide direct access to the garden, keeping this area light and bright.

The lighting in this room can be controlled with a smart hub which offers a range of different lighting options.

The kitchen is equipped with a variety of cream wall and base units, providing ample storage space. It includes an eye-level oven, dishwasher, and a fridge/freezer, all seamlessly integrated to maximize efficiency and space.

The kitchen has a door providing direct access to the rear enclosed the garden.

Two understairs cupboards provide general additional storage options.

First Floor: -

On the first floor, you will find four bedrooms. The master bedroom is a spacious double bedroom with built-in storage. Bedroom two is also a double-sized room with built-in storage. Bedrooms three and four are both generously sized single rooms. The modern family bathroom features a bath with a shower over it, a WC, and a sink.

Outside: -

At the front of the property, there is a driveway with ample space for parking up to 4 cars. The single garage features an up-and-over door, power, and hot water, along with sufficient space and plumbing for a washing machine and tumble dryer. The spacious rear garden, enclosed for privacy, consists mainly of a well-maintained lawn, complemented by a patio area and a secluded seating area. Additionally, the insulated shed is currently serving as a home office.



AT A GLANCE:

Detached
Four Bedrooms
Garage
Large Enclosed Garden
Sought After Area of Tiverton
Modern
Driveway

PROPERTY INFORMATION:

Freehold
Council tax Band: D
Mains electric, gas, water, and drainage.
Services: Mains electric, gas, water, and drainage
Broadband: Super-Fast Broadband Available
Within This Postcode, (checked on Openreach
19.04) Fibre to the Cabinet.
Mobile Signal: You are likely to get good
coverage. (checked on Ofcom 19.04)
Directions:
Using the what3words app, search: -
detriment. tablets. Crawled

Acland Way, Tiverton, Devon, EX16

Approximate Area = 1010 sq ft / 93.8 sq m

Garage = 159 sq ft / 14.7 sq m

Outbuilding = 60 sq ft / 5.5 sq m

Total = 1229 sq ft / 114.1 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: 1112029



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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