



Winder Crescent, Tiverton, EX16 5FE

Asking Price £390,000

Winder Crescent is a detached family home located in the popular Rackenford Meadows development. With four double bedrooms, modern decor throughout, off road parking and garage, Winder Crescent really is a must see!

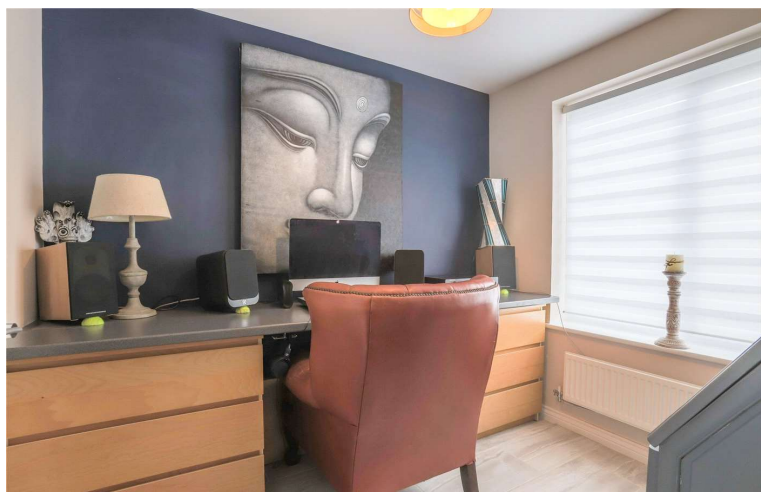
Winkworth

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DESCRIPTION:

Winder Crescent benefits from four double bedrooms, large cloakroom, separate study, and open plan kitchen/dining room.

Rackenford Meadows is a new development located on the outskirts of Tiverton Town, with a number of local amenities all within walking distance.

Upon entering the property, you can immediately see that Winder Crescent has been finished to a high standard throughout. The entrance hall is welcoming and spacious, a door to the left leads you into the sitting room, this room is a good size with large window facing the front aspect. The study makes a great space for a home office or playroom. The bigger than average downstairs cloakroom has plumbing for a washing machine, tumble dryer plus additional storage under the sink. The open plan well equipped kitchen/diner follows on and is the perfect place for hosting friends and family, with a generous number of cream wall and base units brings a good amount of worktop space, with integrated appliances such as dishwasher, fridge freezer, oven and 4 burner hob. The dining area has ample space for a family size dining table with patio doors leading you directly onto the garden.

Located on the first floor are four double bedrooms, the master bedroom is a great size double room with window facing the front aspect and ensuite with shower, sink & WC. Bedrooms two and three are also

good size double rooms with bedroom four being slightly smaller but still a good size double room. The family bathroom has a bath with shower over, WC and sink.

OUTSIDE:

To the rear of the property is a fully enclosed tiered garden which is mainly laid to lawn and a range of flower beds. A gravelled area provides a great space for garden furniture or play equipment. The garage has power and a pitched roof, the garage roof space has been boarded providing additional storage. The driveway has enough off-road parking for 3 cars.

Council Tax: Band E - Mid Devon

Services: Mains electric, water and gas.

Broadband: Ultrafast Broadband Available Within This Postcode, Fibre to the premise, checked on Openreach 03.04

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

Tenure: Freehold

The property has restricted covenants, please contact us for further details.

Directions: -

Using the what3words app, search: -

Signature.harmless.stick



AT A GLANCE:

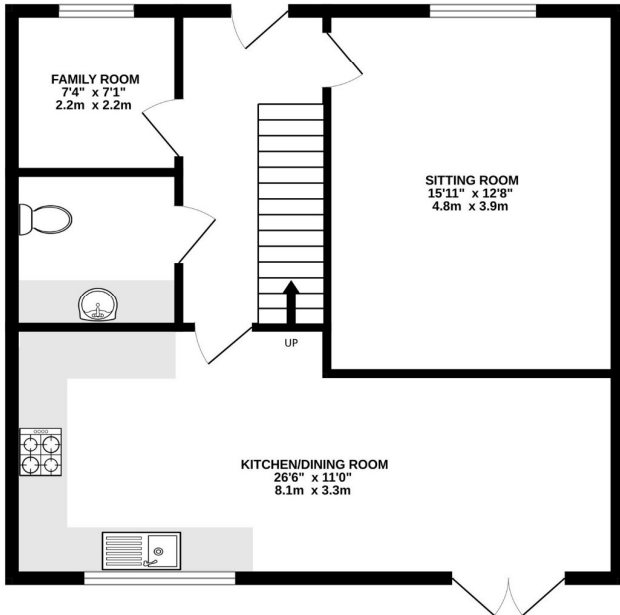
- Detached**
- Four Double Bedrooms**
- Master Bedroom With Ensuite**
- Study**
- Kitchen/Diner**
- Cloakroom**
- Enclosed Rear Garden**
- Garage**
- Driveway**

PROPERTY INFORMATION:

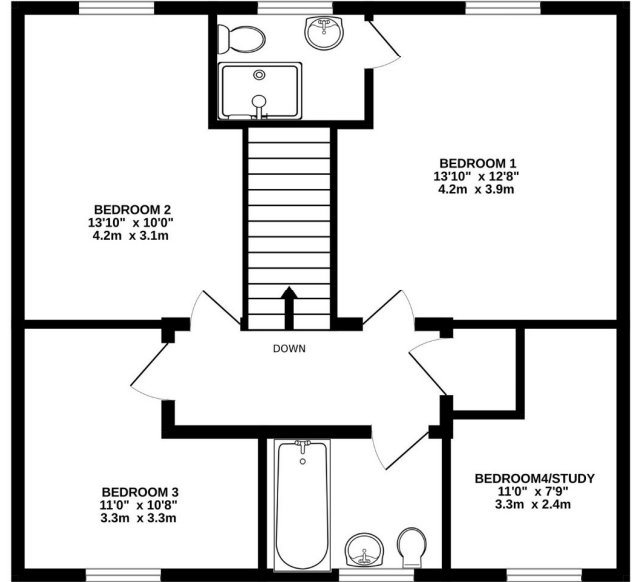
- Freehold**
- Council tax Band: E**
- Mains electric, gas, water and drainage.**



GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



FIRST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	86	
(69-80)	C		
(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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