



## Uplowman Road, Tiverton, EX16 4LU

A stunningly presented four bedroom detached house with a large living space, double garage and large private rear garden located on a quiet no through road on the edge of Tiverton.

**Winkworth**

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## DESCRIPTION:

This impressive four-bedroom detached property is built with a striking stone facade and framed by classic iron railings, positioned at the end of a quiet cul-de-sac with no through traffic.

Upon entering the property, you are greeted by a bright and welcoming hallway featuring beautiful herringbone flooring that extends throughout most of the ground floor. The hallway provides access to a stylish downstairs W/C and a reception room currently used as a home office.

The kitchen/dining room is a standout feature of this property, offering a modern and stylish space. The kitchen features elegant cabinetry with copper handles, perfectly complemented by luxurious white Minerva worktops with a waterfall edge and integrated appliances. The dining area provides ample space for a large table and chairs, ideal for family gatherings or entertaining, with direct access to the private rear garden through the French doors.

The utility room is located off the kitchen with extra storage space, integrated fridge freezer, washing machine and side access to the garage.

The sitting room is spacious, featuring oak herringbone flooring and ample room for furniture, making it an ideal spot to relax after a long day.

The high standard of this home continues on the first floor. The master bedroom is a spacious double room with dual-aspect windows and ensuite shower room.

Bedroom two is a well-proportioned double room with double fitted wardrobes.

Bedroom three and four are also good-sized double rooms, overlooking the garden. The fourth bedroom is currently being used as a dressing room.

The family bathroom is fitted with a modern white suite for a sleek and contemporary look.

## OUTSIDE:

A beautifully landscaped, south-facing garden crafted to the highest standard, perfect for both relaxation and entertaining. An expansive patio area, complete with a charming pergola with electric point. The patio steps lead down onto a lush lawn, bordered by a raised sleeper flower bed that adds a vibrant array of greenery and colour throughout the seasons.

Tucked to one side is a dedicated "grow-your-own" corner.

A double garage, which includes up-and-over doors, lighting, and power, the garage has been boarded adding extra storage. The front of the garage offers plenty of parking.

## INFORMATION:

Council Tax: Band E - Mid Devon

Services: Mains electric, water and gas. Broadband: Ultrafast Full Fibre Broadband Within This Postcode. (checked on Openreach 19.11) Fibre to the premises.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 19.11)

Tenure: Freehold

Directions:- Using the what3words app, search:- flushes.acrobats.unit





## AT A GLANCE:

Large sitting room  
 Reception room/office  
 Modern new fitted kitchen with integrated  
 appliances  
 Utility area  
 Master bedroom with ensuite  
 Three further double bedrooms  
 Family bathroom with shower over the bath  
 Double garage with parking  
 Spacious rear garden

## PROPERTY INFORMATION:

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



## Upplowman Road, Tiverton, Devon, EX16

Approximate Area = 1335 sq ft / 124 sq m

Garage = 448 sq ft / 41.6 sq m

Total = 1783 sq ft / 165.6 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1213876

Winkworth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</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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