



Peard Road, Tiverton, EX16 4LQ

This two/three-bedroom detached bungalow is ideally situated near the Grand Western Canal in Tiverton, just a short walk from local amenities and excellent transport links. NO ONWARD CHAIN

Winkworth

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DESCRIPTION:

This two-bedroom detached bungalow offers a fantastic opportunity for comfortable living, with the potential to easily convert the dining area into a third bedroom if needed. The spacious lounge provides a welcoming space, while the bright sunroom at the rear of the property overlooks the garden—complete with both a patio and lawn.

The well-equipped kitchen comes with a separate entrance, ideal for easy access, and provides ample storage and workspace for cooking and meal preparation. Both bedrooms are generously sized, with plenty of room for furniture and storage. The dining area offers the flexibility to be repurposed, making it an excellent space to adapt to your lifestyle needs.

OUTSIDE:

You will find a private rear garden, perfect for outdoor dining or simply enjoying the sunshine. The garage and off-street parking ensure convenient parking for multiple vehicles, while the property also benefits from no onward chain, streamlining the buying process and offering a smoother transition.

With its spacious layout, potential for customisation, and terrific location, this bungalow offers a wonderful opportunity for anyone looking to downsize, first-time buyers, or those seeking a home with room to grow.

- Services: Mains Gas, Electric, Water and Drainage
- Broadband: Fibre to the cabinet Broadband Available Within This Postcode, (checked on 08.04)
- Mobile Signal: You are likely to get good coverage (checked on Ofcom 08.04)
- Tenure: Freehold
- Directions:-
- Using the what3words app search:-
- orchestra.barks.finest

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25.00 is levied for each verification undertaken.



AT A GLANCE:

Detached bungalow
 Two/Three bedrooms
 Spacious lounge
 Separate dining room
 Bright sunroom overlooking the garden
 Rear and front garden
 Driveway
 Garage
 NO ONWARD CHAIN

PROPERTY INFORMATION:

Freehold
 Council tax Band: C
 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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