



Wellbrook Green, Tiverton, EX16 5LW

A chance to acquire this beautifully renovated, modern two-bedroom bungalow features a spacious lounge, stylish open-plan kitchen/dining room, contemporary bathroom, and utility room. Outside offers a private low-maintenance garden and ample off-street parking, creating an ideal move-in-ready home.

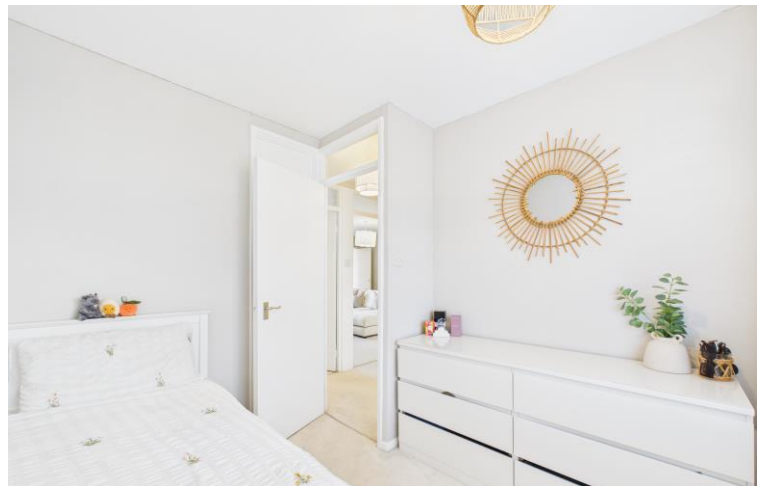
Winkworth

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DESCRIPTION:

This beautifully renovated two-bedroom bungalow has been finished throughout to a high, modern standard and is ready to move straight into.

The property offers a great-sized lounge providing a comfortable and welcoming living space, while the former kitchen and conservatory have been seamlessly transformed into a stylish open-plan kitchen/dining room — perfect for modern living and entertaining.

The master bedroom is a very generous double, with the second bedroom well-proportioned and ideal for use as a guest room, home office, or additional bedroom. A contemporary bathroom completes the internal accommodation.

Upon entering the property, the former storeroom to the left has been thoughtfully converted into a practical utility space, adding valuable functionality.

Externally, the private rear garden is designed with low maintenance in mind, offering an ideal space to relax without the upkeep. To the front of the property there is ample off-street parking, adding to the overall convenience.

This is a fantastic opportunity to acquire a fully modernised bungalow in excellent condition, well suited to a variety of buyers.

INFORMATION:

Council Tax: Band B - Mid Devon

Services: Mains water, Mains electric and Mains Gas

Broadband: Super-Fast Broadband Available Within This Postcode, Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

ruler.basic.fuel

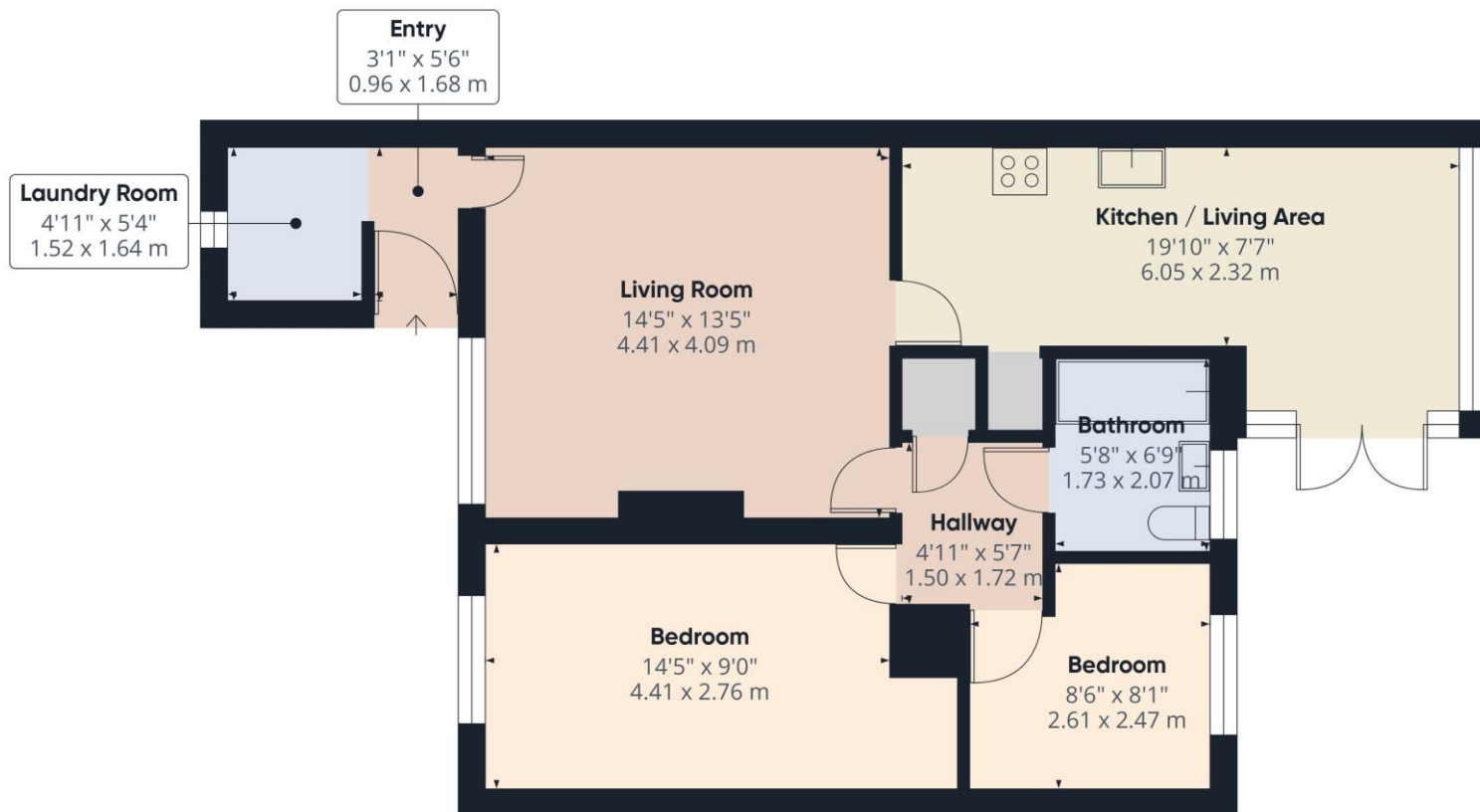


AT A GLANCE:

Beautifully renovated two-bedroom bungalow finished to a high standard throughout
 Spacious extended kitchen–diner, ideal for modern family living and entertaining
 Generous-sized lounge offering a bright and comfortable living space
 Stylish contemporary kitchen with ample storage and workspace
 Separate utility room providing practical additional storage
 Two well-proportioned bedrooms with flexible layout options
 Private rear garden, perfect for relaxing or outdoor dining
 Off-street parking for added convenience

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	70 C	
55-68	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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