



---

16 Crowden Crescent



Tiverton Town Centre 1 mile, M5 motorway (J27)/Tiverton Parkway Station 7 miles

**A detached property situated in an elevated position close to the canal with far reaching rural views.**

- Close to the Canal
- Quiet Location
- Walking Distance from Town Centre
- 3/4 Bedrooms
- Private Established Gardens
- Double Tandem Garage
- Scope to Extend/Improve STP
- No Onward Chain

**Guide Price £435,000**

### **SITUATION**

The property is situated just off of Canal Hill, within easy reach of the Grand Western Canal with its tow path offering lovely walks. Also within walking distance is the town centre of Tiverton.

Tiverton has an excellent range of shopping, banking, recreational, healthcare and educational facilities including Blundell's School, which offers discounted fees to local students.

There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

### **DESCRIPTION**

16 Crowden Crescent is a detached property, offered in good condition throughout but requiring some modernisation. Occupying an elevated position, the property enjoys pleasant views over the surrounding area and the countryside beyond. The property benefits from off road parking, a tandem double garage and well established private rear gardens.

### **ACCOMMODATION**

A small porch opens into the entrance hallway, giving access to all ground floor rooms. The spacious, dual aspect living room has superb views over the surrounding countryside. To the rear of the property, the dining room and study both overlook the garden. The kitchen is fitted with a range of modern units, including an inset gas hob and double oven. Also on the ground floor is a utility room, with space for appliances and access to the rear garden, and a cloakroom.

On the first floor, the principal bedroom benefits from substantial built in storage. There are two further double bedrooms and the family bathroom. All bedrooms enjoy far reaching rural views and there is scope to extend further into the roof eaves, subject to the necessary consents.

### **OUTSIDE**

To the front of the property is a driveway providing off road parking for multiple vehicles, as well as access to the tandem double garage. There is also a small lawned garden with established shrub borders.

The rear garden is a real feature of this property, being mainly laid to lawn. Established trees and shrub borders provide a good degree of privacy and there is an area of paved patio. There is also a useful garden shed.

### **SERVICES**

All mains services are connected.

### **VIEWING**

Strictly by appointment with the agents please.

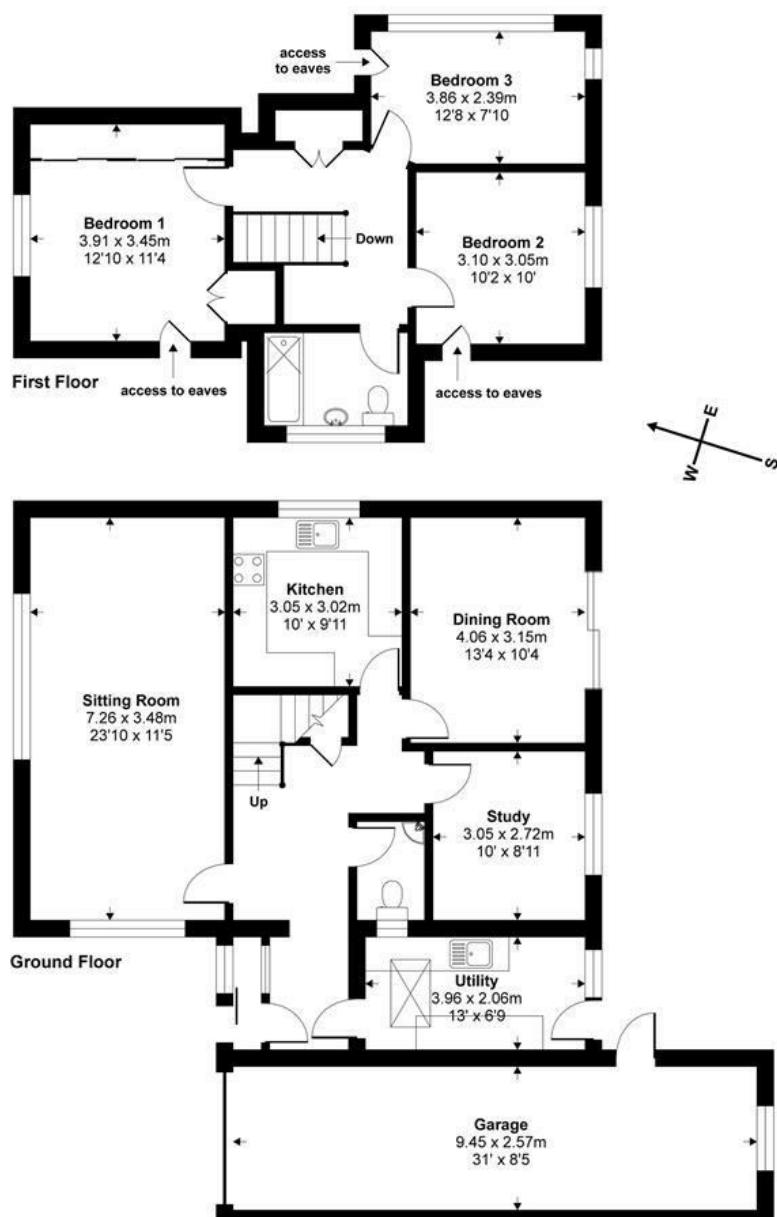
### **DIRECTIONS**

From Stags' Tiverton office proceed along Bampton Street and turn right into William Street. Follow the road around to the right and at the bottom of the hill turn left. Continue past the clock tower on the left and go straight over the mini roundabout. At the next roundabout turn left. Take the first right into Canal Hill and continue up the hill to the mini roundabout, bear left and go past the canal entrance. Continue on this road and turn left into Spurway Road. Take the first right into Crowden Crescent and the property will be found on the right.



Approximate Area = 1738 sq ft / 161.4 sq m (includes garage)

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). © n:checom 2021.  
Produced for Stags. REF: 731412

These particulars are a guide only and should not be relied upon for any purpose.

19 Bampton Street, Tiverton, Devon, EX16 6AA



Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(81-100)	<span style="background-color: green;">A</span>		
(61-80)	<span style="background-color: lightgreen;">B</span>		
(55-60)	<span style="background-color: yellow;">C</span>		
(39-54)	<span style="background-color: orange;">D</span>		
(25-38)	<span style="background-color: red;">E</span>		
(11-24)	<span style="background-color: darkred;">F</span>		
(1-10)	<span style="background-color: black;">G</span>		
Not energy efficient - higher running costs			
England & Wales		83	
EU Directive 2002/91/EC		54	

01884 235705  
tiverton@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London