



**Linden Lea Chapel Street, Tiverton, Devon EX16 6BZ**  
**Asking Price £445,000**

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**Edwards**  
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***Hidden away down a quiet lane, sits this fantastic five bedroom detached home. This property offers versatile living accommodation, a large double garage, off road parking, as well as a fantastic rear garden. Viewing is highly recommended to appreciate all this home has to offer!***





## Description

This individual and imposing detached five bedroom property sits tucked away just off Chapel Street in a small residential cul-de-sac, offering versatile living accommodation throughout.

An enclosed, sunny courtyard leads to the front door which opens to an entrance porch with ample room for shoes and coats. The heart of this lovely home, is the kitchen, to the rear of the property, offering a range of cream wall and base units with terracotta splash back and matching flooring. There is a great range cooker and space for a fridge/freezer.

Tucked in the corner is a useful downstairs cloakroom with a WC and hand basin.

The cosy lounge looks over the front courtyard and has potential to reinstate the chimney to fit a log burner. A study completes the ground floor living accommodation, a good size room with fitted cupboards which could otherwise be used as a formal dining room or playroom.

The utility can be found at the end of the hallway, offering some great pantry storage, plumbing for a washing machine and space for a tumble dryer. The large double garage leads from here, benefiting from additional storage space, electric and an electric roller door, plus a personnel door into the garden.

Upstairs, the property offers five double bedrooms - the modern main bedroom is a great suite with plenty of space for storage plus a stunning ensuite with a rain shower enclosure plus a WC and hand basin. The family bathroom serves the other bedrooms with a bath, separate shower enclosure, WC and hand basin.

Outside, the current owners have re-landscaped the private gardens to make the most of each low maintenance tier. There are two areas of artificial lawn, plus a sunny area laid to stone chippings with a great glass balustrade really keeping up with the contemporary feel of the outside space. There is the additional benefit of an outside tap and access to a power point. A side gate leads out to the parking at the side of the house.

This property has been lovingly upgraded over the years by the current owners, most recently having replaced the gas boiler and having a new roof.

## Services, Council Tax & Tenure

Mains gas, electricity, water and drainage.

Freehold tenure

Council tax band D

## Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

## Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

## Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).





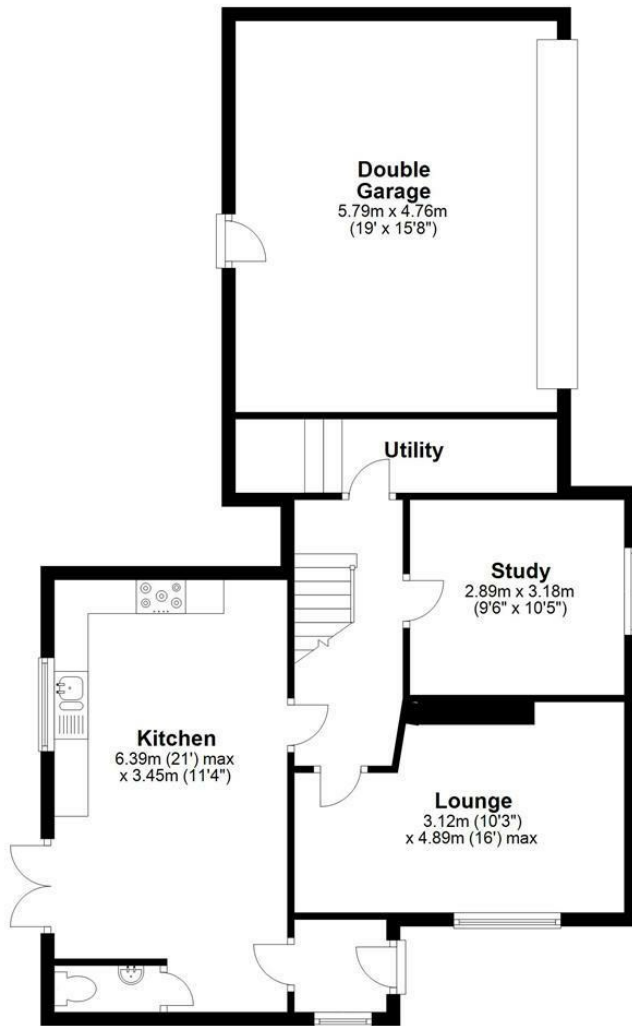




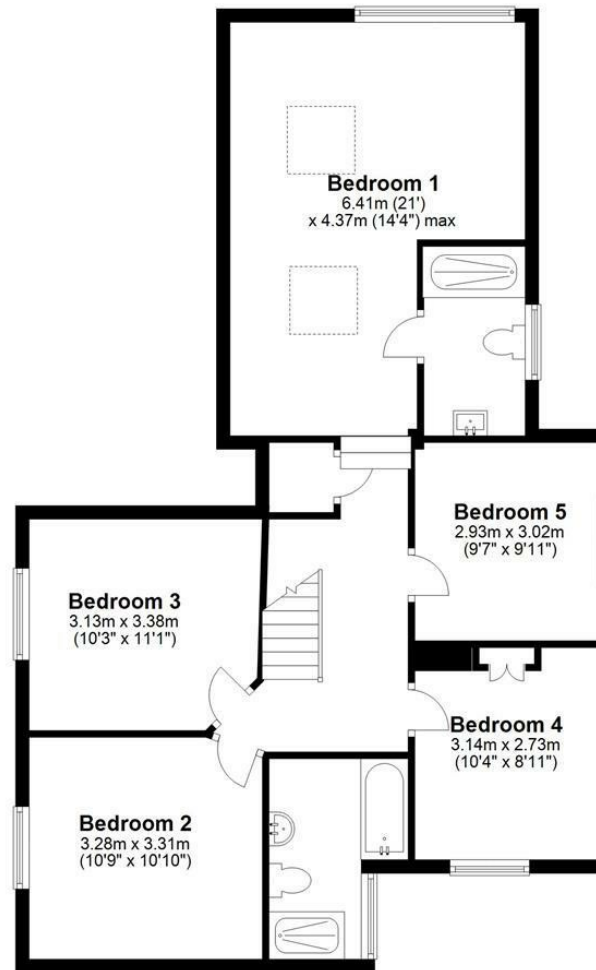




## Ground Floor



## First Floor



Total area: approx. 172.3 sq. metres (1854.3 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

