



31 Banksia Close, Devon, EX16 6TT
Offers In Excess Of £325,000

Welden
Edwards
Supporting your every move

A beautifully presented three-bedroom detached home offering generous living space, a large private rear garden, a garage and ample driveway parking. Perfect for anyone seeking comfort, convenience and room to grow.



Description

Stepping through the front door, you arrive in a welcoming entrance hall with plenty of room for coats and shoes. To the left sits a handy cloakroom, while the staircase to the first floor rises to the right.

A door ahead opens into the spacious lounge, a generous and comfortable living area with ample space for your furniture. A gas fire adds a cosy focal point for the colder months. Patio doors at the rear draw in natural light and lead directly into the conservatory. To the left, another door guides you into the impressive kitchen-diner, fitted with a range of wall and base units and integrated appliances including an oven, gas hob, washing machine and dishwasher. The dining area overlooks the front of the home and easily accommodates a six-seater table.

At the back of the property, the conservatory provides a wonderful additional living space, perfect for relaxing while enjoying views over the beautifully maintained rear garden.

Upstairs, you'll find three bedrooms and the family bathroom. Bedroom One is a spacious double featuring fitted wardrobes and a private ensuite complete with shower cubicle, vanity unit and WC. Bedrooms Two and Three are also generous doubles, with Bedroom Two benefitting from fitted wardrobes. The family bathroom includes a bath with shower over, vanity unit and WC.

Outside, the rear garden is a true highlight—thoughtfully landscaped and designed for enjoyment. A decked seating area leads to shingle and lawn sections, which in turn flow to a raised deck with a fixed-roof timber gazebo and an additional seating area.

To the front, the property offers a large garage with an electric roller door and boarded loft storage, along with driveway parking for three cars and an electric vehicle charger.

Council Tax, Service & Tenure

Council Tax Band - D

Freehold

All Mains Connected

Ofcom Broadband Speeds: Superfast 80 Mbps - Ultrafast 1800 Mbps

Ofcom Mobile Signal: EE, O2, Three & Vodafone - Limited

Sales Enquiries

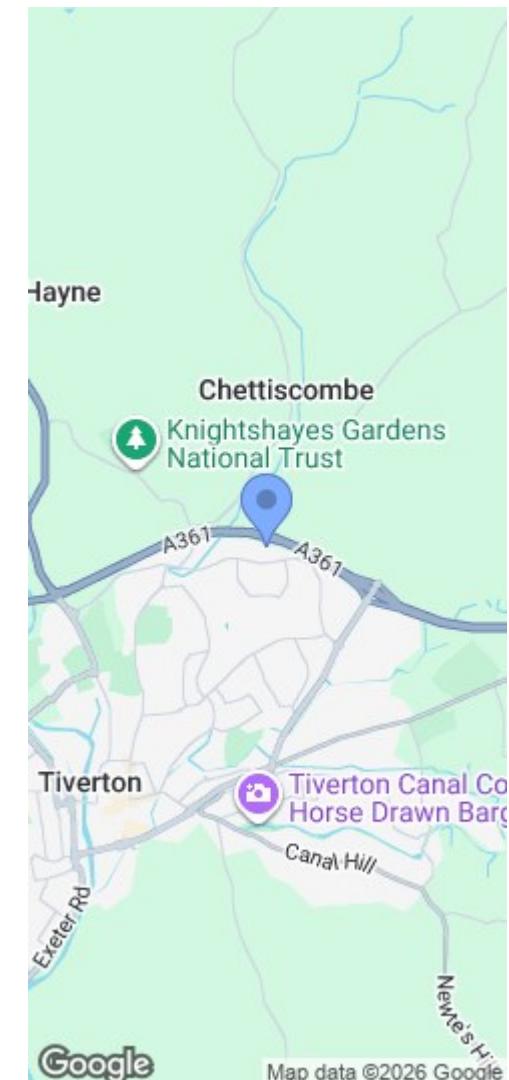
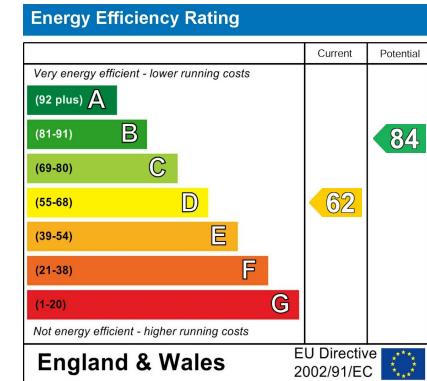
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

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.







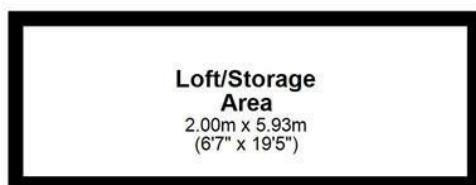
Ground Floor

Approx. 54.4 sq. metres (585.6 sq. feet)



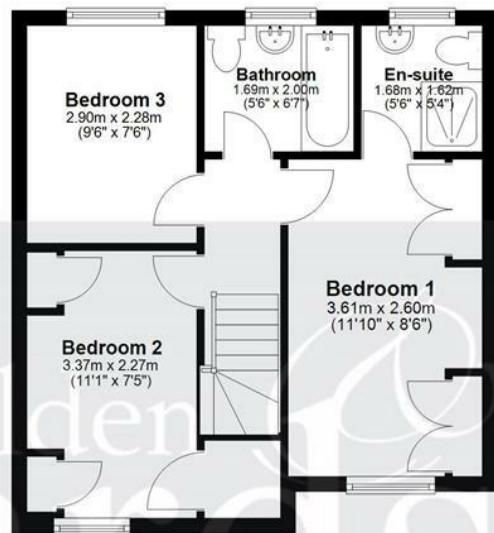
Loft

Approx. 11.9 sq. metres (127.7 sq. feet)



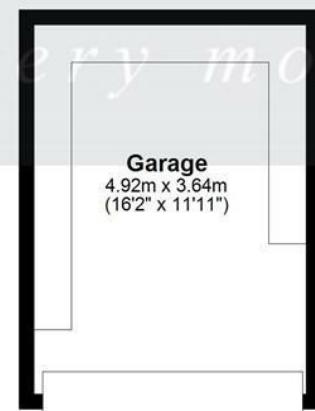
First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Garage

Approx. 17.9 sq. metres (192.8 sq. feet)



Total area: approx. 120.6 sq. metres (1298.4 sq. feet)

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