



**30 Branscombe Road, Tiverton, EX16 4AB**  
**£385,000**

Welden  
**Edwards**  
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This incredibly well presented, four bedroom home has been thoughtfully extended to create a spacious, well loved family home which has been enjoyed by the current owners for over 40 years.

#### Description

Steps lead down from Branscombe Road, through the pretty front garden to the front door of this home. Opening into the entrance hallway, this home is immediately welcoming and inviting.

The lounge, to the right, is cosy and private yet light and airy, with a south-facing bay window overlooking the front garden. The kitchen has a good range of wall and base units, refitted within the last 6 months and including a marble effect worktop and grey subway tiles. The kitchen sink has a beautiful elevated view over the garden - the washing up wouldn't be too much of a chore in this house!!

From here, an archway leads through to the dining room offering plenty of space for a large table - the perfect space to entertain.

The utility, formerly a coal shed, can be found off the kitchen and is accompanied by a WC.

Upstairs, the property offers three very good double bedrooms, a further single and a family bathroom, plus the addition of a study which would make the perfect 'work from home' space overlooking the garden from above. The main bedroom, an addition over the garage, is a very large double offering a great ensuite shower room and ample space for wardrobe storage.

Outside, the rear garden has been thoughtfully designed to create a large yet relatively low maintenance space fit for a family. There is an elevated patio area with seating, areas of lawn and a summer house - fit for those warm summer evenings. There is gated access onto the Old Railway Line for easy, level walking access to the town centre.

#### Services, Tenure & Council Tax

Mains gas, electricity, water and drainage. Freehold tenure.

Council tax band C.

#### Tiverton

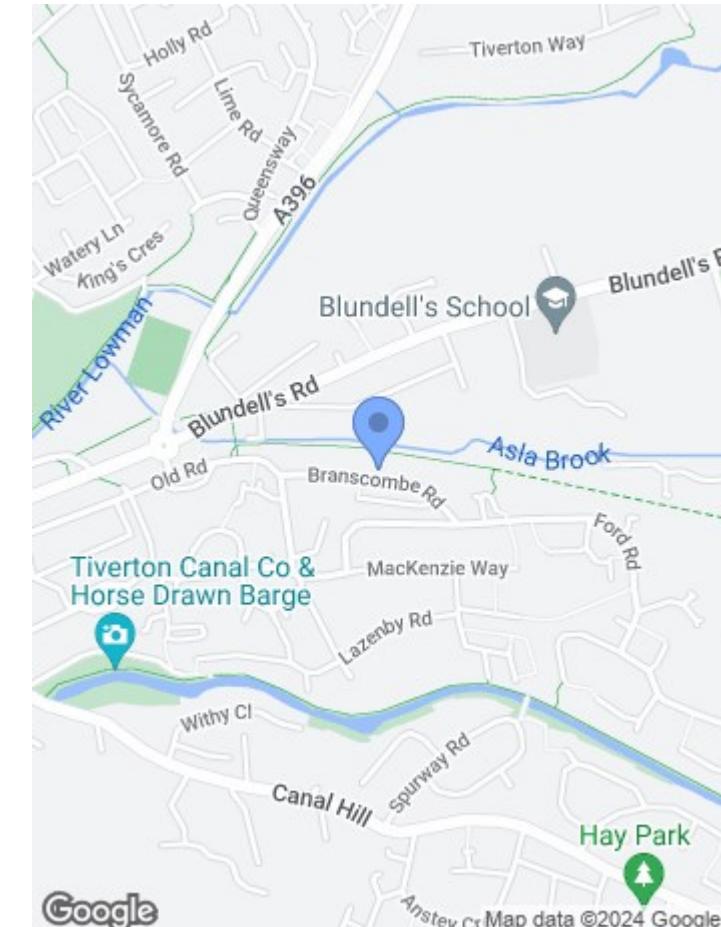
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

#### 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).

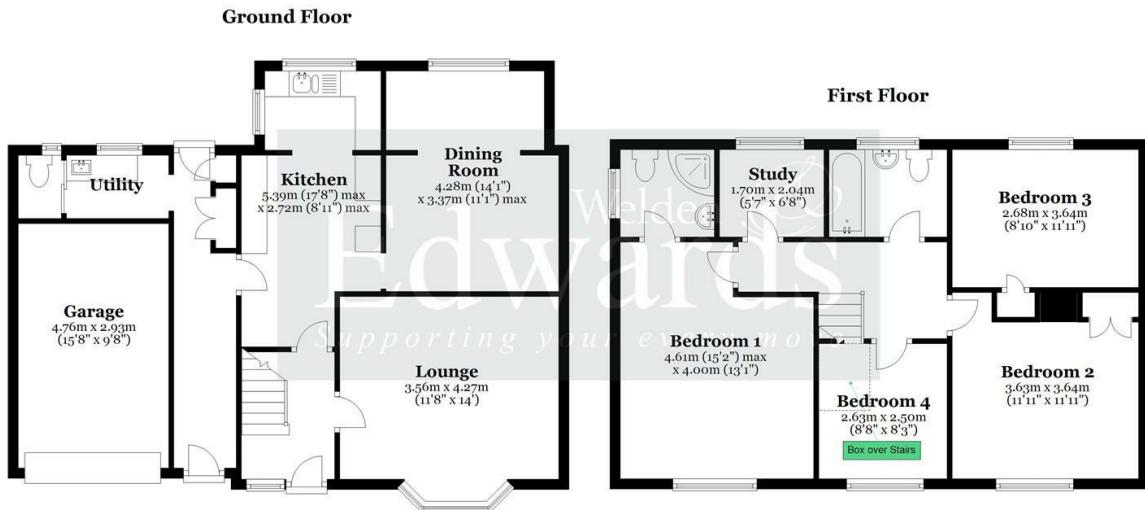
#### Disclaimer

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.



#### Energy Efficiency Rating

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



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