



23 Broomhill, Tiverton, EX16 5AR
£285,000

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NO ONWARD CHAIN

A spacious and versatile three-bedroom detached bungalow offering generous living accommodation. Complete with driveway parking and a garage, this is a wonderful home perfectly suited to family living or those seeking spacious single-storey accommodation.



Description

Upon entering the property, you are welcomed by a practical entrance porch, creating the perfect transition between the outdoors and the warmth of the home. Beyond, the spacious hall provides easy access to the accommodation, offering a practical layout well suited to the demands of modern family life.

To the left, Bedroom Three is a well-proportioned double room, offering generous floor space and excellent versatility. Whether used as a comfortable guest bedroom, home office, or creative studio, it provides a flexible space to suit a variety of lifestyles. Next door, Bedroom Two is of a similar generous size, further showcasing the property's well-balanced accommodation and offering another spacious double bedroom.

The Principal Bedroom is an impressive retreat, complete with a built-in wardrobe providing excellent storage, along with the added luxury of a private en-suite.

Opposite Bedrooms Two and Three, a short inner hallway leads to the family bathroom, which features a corner shower and a matching suite. Blue panelling enhances the room while offering a practical finish that is both stylish and durable. Adjacent is the well-equipped utility room, offering extensive cupboard storage, plumbing and space for a washing machine, and housing the gas-fired boiler.

At the end of the hallway lies the spacious living room, a wonderfully bright and inviting space benefitting from dual-aspect windows that fill the room with natural light. Serving as the heart of the home, it effortlessly combines an airy atmosphere with a warm and welcoming feel, making it ideal for both entertaining guests and relaxing with family.

A door from the living room leads into the generously sized kitchen/dining room. The kitchen offers an abundance of worktop space, complemented by a range of fitted cupboards and ample storage. There is designated space and plumbing for a cooker and dishwasher, ensuring the room is both practical and functional. The dining area comfortably accommodates a family-sized table, perfectly positioned beside dual-aspect windows that create a bright and sociable setting for everyday meals or special occasions.

Leading directly from the kitchen is the delightful garden room, a bright and versatile space that perfectly enhances the home's indoor-outdoor lifestyle. Ideal as an additional sitting room, reading area or entertaining space, it enjoys direct access to the charming gardens.

Outside, the property continues to impress with beautifully established gardens. A generous front lawn is complemented by a substantial rear garden, offering an ideal environment for keen gardeners, children to play, or simply relaxing outdoors. Filled with mature shrubs, established planting and colourful borders, the gardens are a true highlight of the property.

Completing the home is driveway parking and a long garage, providing excellent storage for vehicles, tools or outdoor equipment, while also offering exciting potential as a workshop or hobby space.

Council Tax, Services & Tenure

Council Tax Band - D
Freehold
All Mains Connected

Ofcom Broadband Speeds: Ultrafast
Ofcom Mobile Signal : EE Vodafone Three Likely - O2 Limited

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.

Disclaimer

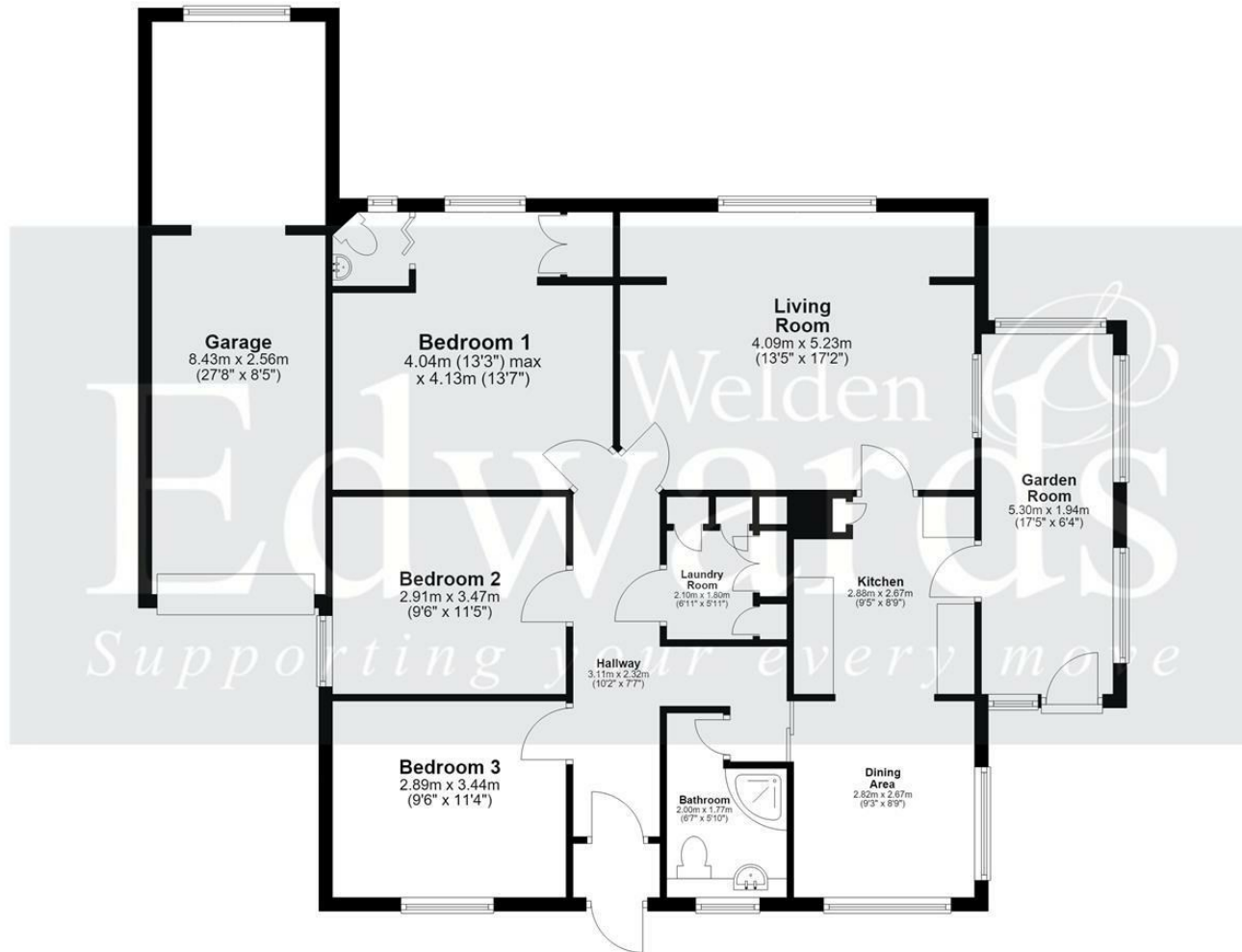
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





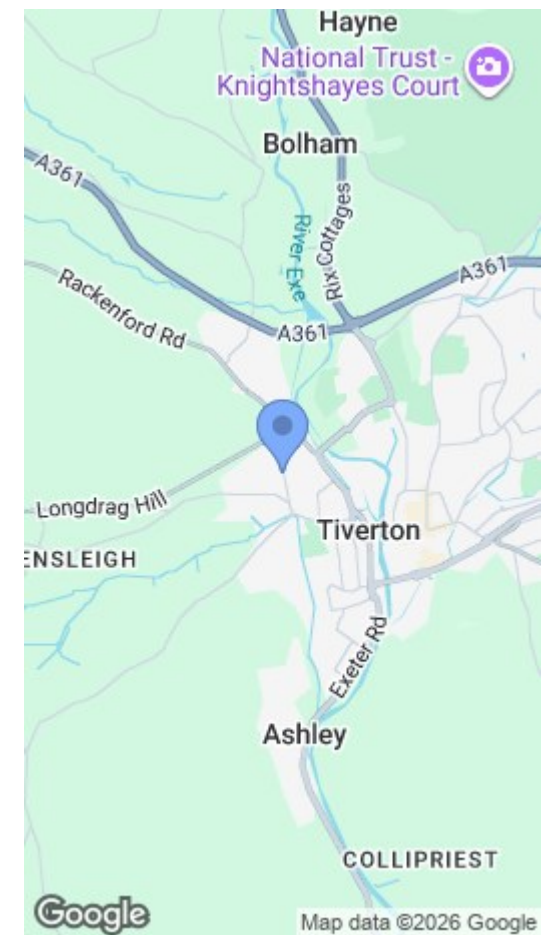
Ground Floor

Approx. 128.3 sq. metres (1380.6 sq. feet)



Total area: approx. 128.3 sq. metres (1380.6 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) 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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