



8 Cherry Close, Tiverton, Devon EX16 6EU
Asking Price £355,000

Welden
Edwards
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Sitting on a large corner plot in a desirable location, is this attractive and versatile three bedroom detached bungalow. Benefiting from off road parking, two reception rooms, a modern kitchen and lovely rear garden.



Description

Walking up the pathway to this wonderful bungalow you are immediately taken by the beautiful front garden with raised beds filled with flowers and mature shrubs.

Through the gates into the large covered area, previously a car port, but used by the current vendors as a lovely seating area, you enter into the kitchen via the side door.

The modern kitchen which benefits from gloss cream wall and base units and oak effect worktops providing plenty of storage. Built in appliances include a NEFF oven with slide and hide door, a NEFF combi microwave/grill, an induction hob, a fridge freezer, and dishwasher. There is also a lovely breakfast bar.

Into the lounge/diner, a neutrally decorated room with wood flooring. Being dual aspect it is flooded with natural light making it a lovely space to relax. The lounge also has a wood burner making it extremely cosy in those colder evenings.

From the lounge into the inner hallway, you will find doors to all rooms. The bathroom enjoys a bath and a separate shower cubicle, a WC and wash basin and wall to ceiling tiling. Bedroom Three is a lovely sized room with a built in cupboard, Bedroom Two is a good sized double room with built in wardrobes and double doors leading out to the conservatory. The conservatory is a great place to unwind after a long day, overlooking the beautifully presented rear garden. Bedroom One is a large double with an opening into the second reception room, this is a great addition to the bungalow, the perfect space for multigenerational living due to the added extra of its own shower room/utility with plumbing for a washing machine.

Externally is the large fully enclosed rear garden with a patio seating area and steps leading up to the well maintained lawn, bordered with mature shrubs and bushes and a large shed sits at the top of the garden.

Council Tax, Tenure & Services

Council Tax Band C

Freehold

Mains Gas, Electricity, Water & Sewage

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.

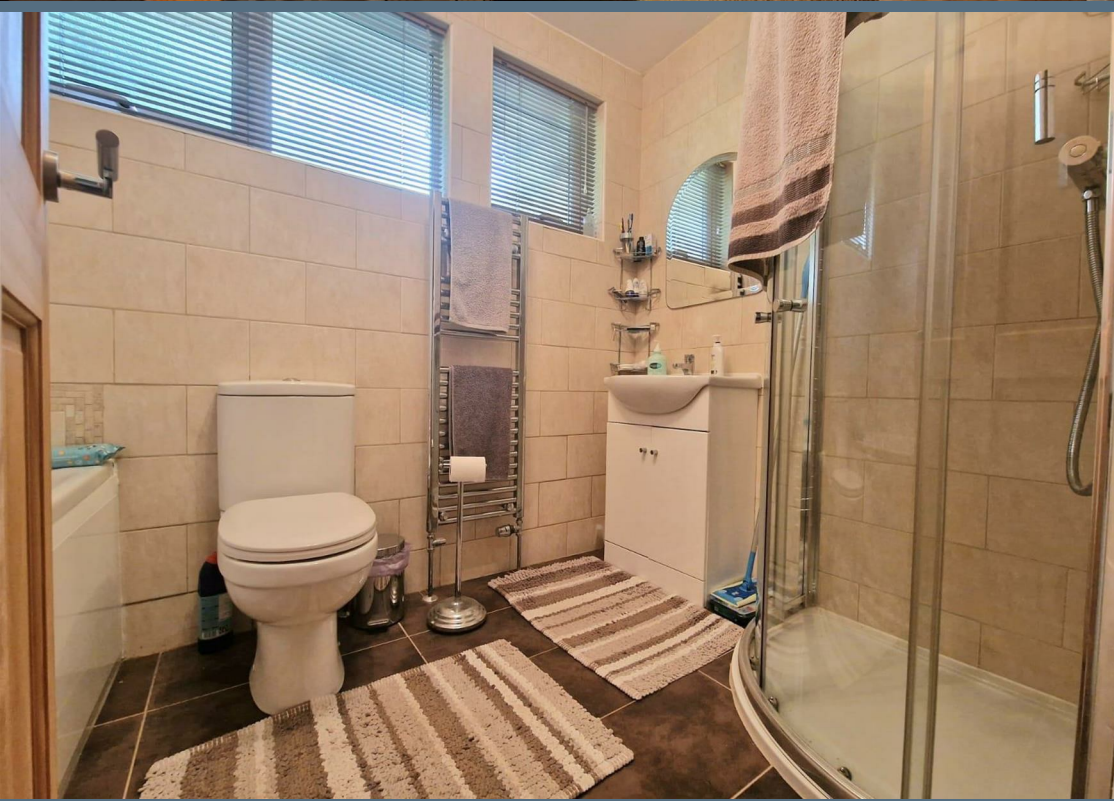
Tiverton

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

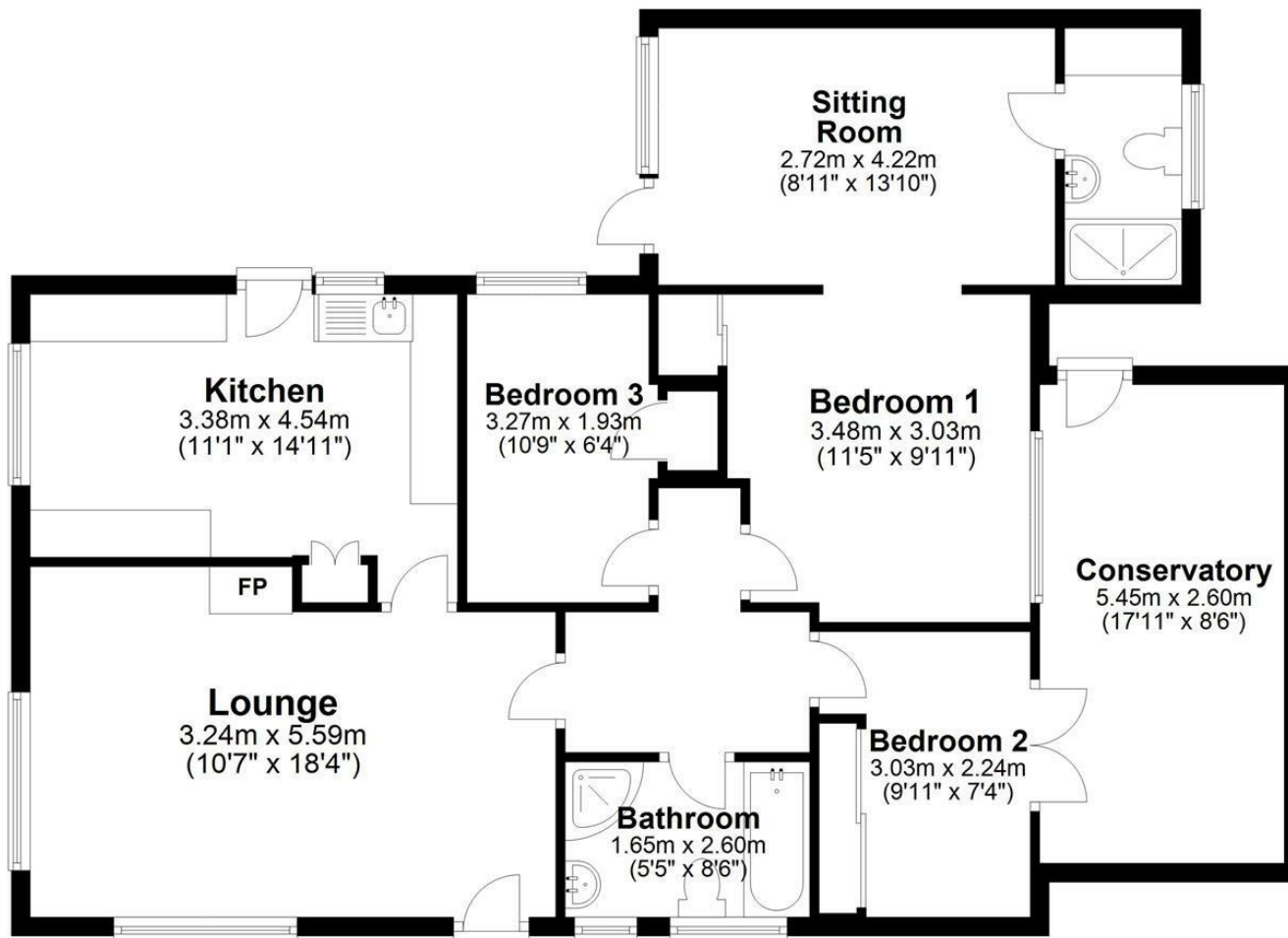
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.







Ground Floor



Total area: approx. 100.2 sq. metres (1078.7 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		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 