



**14 Cromwell Park, Tiverton, Devon EX16 4QL**  
**Asking Price £360,000**

***Offered to the market with no onward chain, this fantastic four-bedroom semi-detached home is perfectly positioned within the sought-after Cromwell Park development.***



## Description

Stepping through the front door, you are greeted by a welcoming entrance hall that sets the tone for the rest of this beautifully presented home. To the left, a door opens into the spacious lounge, where a large picture window frames far-reaching views over Tiverton and beyond, filling the room with natural light. An electric fire creates a cosy focal point, and a generous under-stair cupboard provides excellent storage.

From here, a door leads into the impressive kitchen/diner—an ideal space for entertaining. A range of wooden wall and base units offer ample storage, complemented by a range cooker and integrated dishwasher. Flowing seamlessly from the kitchen is the sizeable conservatory, a standout feature of the property. Overlooking the rear garden, it provides an additional seating or reception area, perfect for family gatherings or simply relaxing.

A door from the kitchen leads into the practical utility room, which houses the boiler and offers plumbing for a washing machine. Off the utility is a convenient downstairs WC and internal access to the garage. The garage itself benefits from an up-and-over door, a window, and side access.

Upstairs, the first floor hosts four bedrooms and a family bathroom. Bedroom One is a generous room with built-in wardrobes and stunning views through its picture windows. It also enjoys a private ensuite featuring a large walk-in shower, WC, and vanity unit. Bedroom Two is another excellent double with built-in storage, while Bedrooms Three and Four are also well-proportioned doubles. The family bathroom completes the floor, fitted with a bath with shower over, WC, and hand basin.

Outside, the rear garden offers a fantastic, low-maintenance space. An area of artificial lawn provides year-round greenery, with steps leading to a raised seating area and a superb summer house. With power connected, the summer house is ideal as a peaceful retreat or a home office.

To the front, the property enjoys a lawned garden and driveway parking for three to four vehicles.

## Services & Council Tax

Council Tax Band - D

All Mains Connected

Freehold

Ofcom Speeds & Signal:

Mobile- EE, Vodafone - Limited. Three - None. O2 -Likely (indoor) - (ofcom.org)

Broadband- Standard 12 Mbps. Superfast 70 Mbps - (ofcom.org)

## 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.

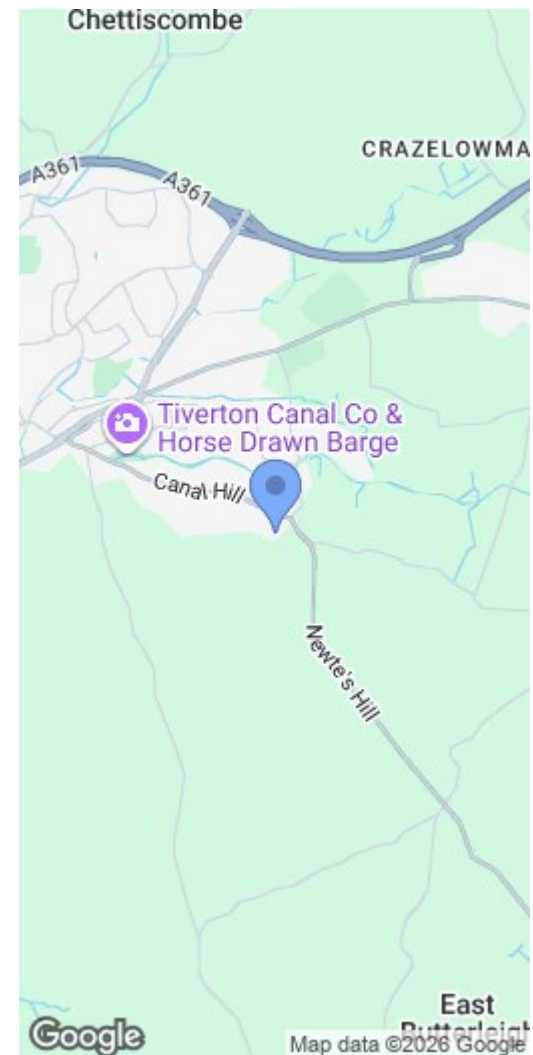
## Sales enquiries

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

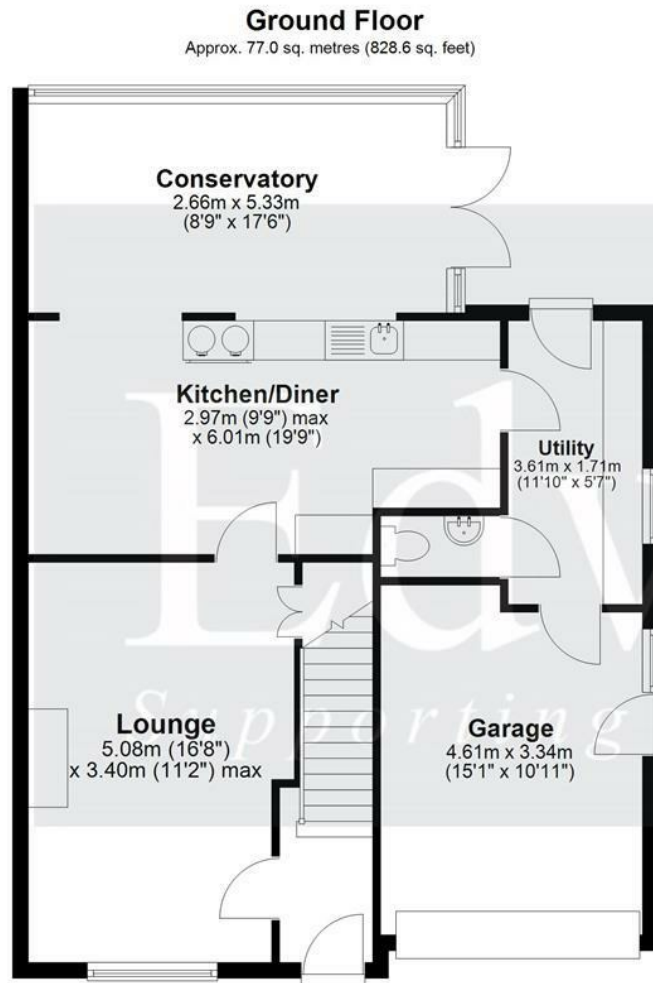
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 









Total area: approx. 148.1 sq. metres (1594.3 sq. feet)

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