



**3 Clare Drive, Tiverton, Devon EX16 6TJ**  
**Asking Price £275,000**

Welden  
**Edwards**  
*Supporting your every move*

## ***\*NO ONWARD CHAIN\****

***Nestled in a peaceful cul-de-sac, this well-presented three-bedroom semi-detached home offers a comfortable blend of space, practicality and convenience, with excellent access to both the link road and the town centre.***

### **Description**

The ground floor welcomes you with a generously sized lounge, enhanced by a charming bay window that fills the room with natural light. Flowing through to the rear of the property is a spacious kitchen/diner, fitted with modern units and providing direct access to the garden — an ideal layout for everyday living and entertaining.

Upstairs, the first floor features three well-proportioned bedrooms, including two doubles and a versatile single room perfect for a child's bedroom, home office or dressing room. A contemporary family bathroom completes the level, fitted with a shower over the bath for added convenience.

Outside, the rear garden offers a private and low-maintenance space with stone chippings, a patio area for outdoor seating, and direct access to the garage. The garage itself is equipped with power and plumbing, making it suitable for a washing machine and tumble dryer or additional storage. To the front of the property, there is off-road parking for one vehicle along with further access to the garage via an up-and-over door.

Additional benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency year-round.

### **Council Tax, Tenure & Services**

Council Tax Band - C

Freehold

All Mains Connected

Ofcom Broadband Speeds - Superfast 80 Mbps

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

### **Sales Enquiries**

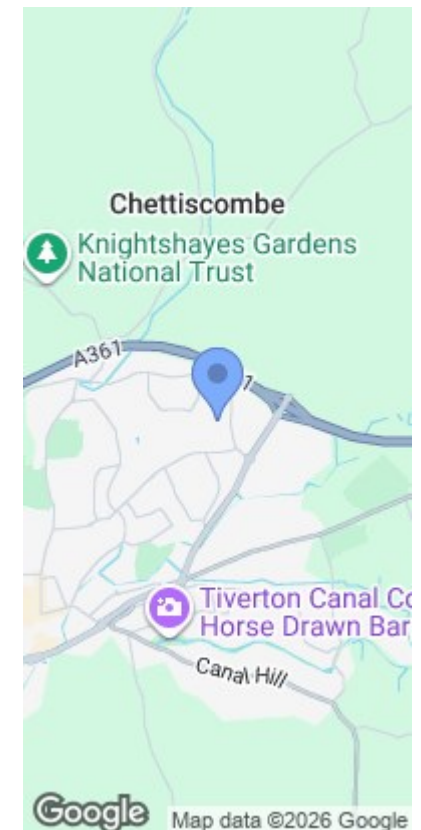
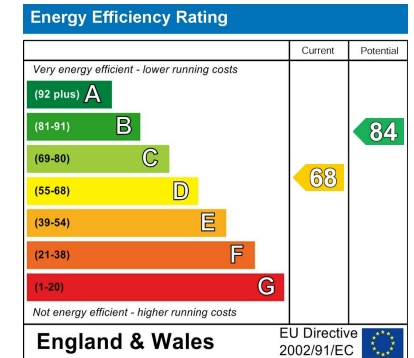
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

### **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**

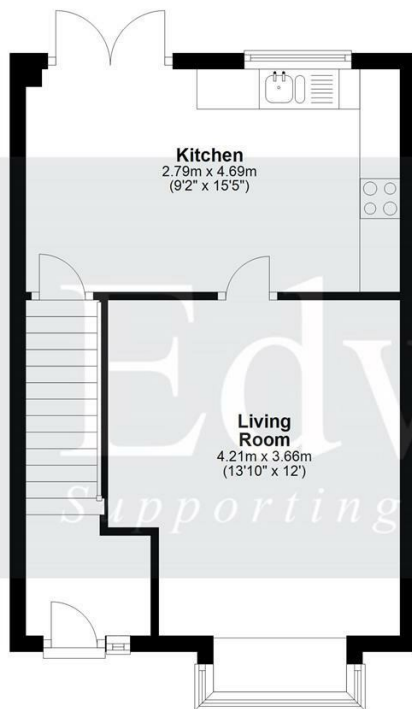
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





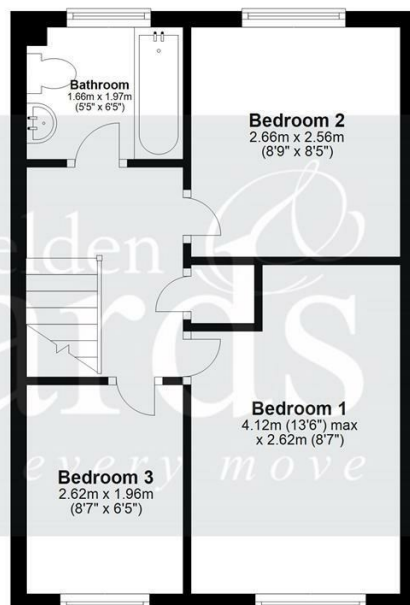
## Ground Floor

Approx. 34.4 sq. metres (370.7 sq. feet)



## First Floor

Approx. 32.5 sq. metres (349.8 sq. feet)



Total area: approx. 66.9 sq. metres (720.5 sq. feet)

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





