



**15 Cromwell Park, Tiverton, Devon EX16 4QL**  
**Asking Price £385,000**

Welden   
**Edwards**  
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***A very well presented and spacious 4 bedroom family home spread over three floors, finished to top spec that sits in a quiet, no through road position and overlooking beautiful views over Tiverton. Viewing is a must with this property!***



## Description

Cromwell Park is a peaceful and secluded cul-de-sac accessed via Peard Road off Canal Hill. This charming location offers far-reaching views over Tiverton and benefits from minimal passing traffic, making it an ideal retreat for those seeking tranquillity.

At the front of the property, you'll find a private driveway and a beautifully tiered garden that adds character and curb appeal. A pathway leads to the front entrance, where an enclosed porch opens into a welcoming hallway. From here, you can access a convenient downstairs WC and a spacious lounge. The lounge is bright and airy, featuring a bay window that frames lovely views across the town. There is a feature gas fireplace, which adds warmth in the colder months.

From the lounge, an Oak door leads into the kitchen diner—the heart of this delightful home. The kitchen is fitted with oak-effect base units, granite-effect worktops, a double oven, and integrated appliances including a dishwasher and microwave. The adjoining dining area overlooks the enclosed rear garden, and patio doors create a seamless flow between indoor and outdoor living. Underfloor heating throughout the ground floor adds a touch of luxury and warmth.

Just off the kitchen, a door leads to a thoughtfully designed garage conversion, currently used as an office, but could double up as a fifth bedroom. A separate utility room provides plumbing for a washing machine, space for a tumble dryer, and a side access door—perfect for busy family life.

Upstairs on the first floor, there are three generously sized bedrooms, and the family bathroom. Bedroom Two is a great space, with beautiful, front facing views. There are large fitted wardrobes and the added benefit of an ensuite. Bedroom Three is another a great size double and enjoys lovely views and fitted wardrobe, while Bedroom Four is another great double. A modern family bathroom completes this level, featuring a sleek shower, WC, basin, and heated towel rail. The second floor reveals a stunning primary suite, beautifully renovated from the attic space. This luxurious retreat includes a recently fitted en-suite with a double walk-in rainfall shower, a stylish freestanding bath, WC, and basin—designed to the highest specification.

The rear garden is tiered and offers a mix of elevated patio space for barbecues and a combination of artificial lawn and patio on the lower level. This thoughtfully landscaped area is both beautiful and easy to maintain, perfect for relaxing or entertaining.

## Council Tax & Services

Mains gas, electricity, water and drainage.

Council tax band D.

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 Enquiry

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.

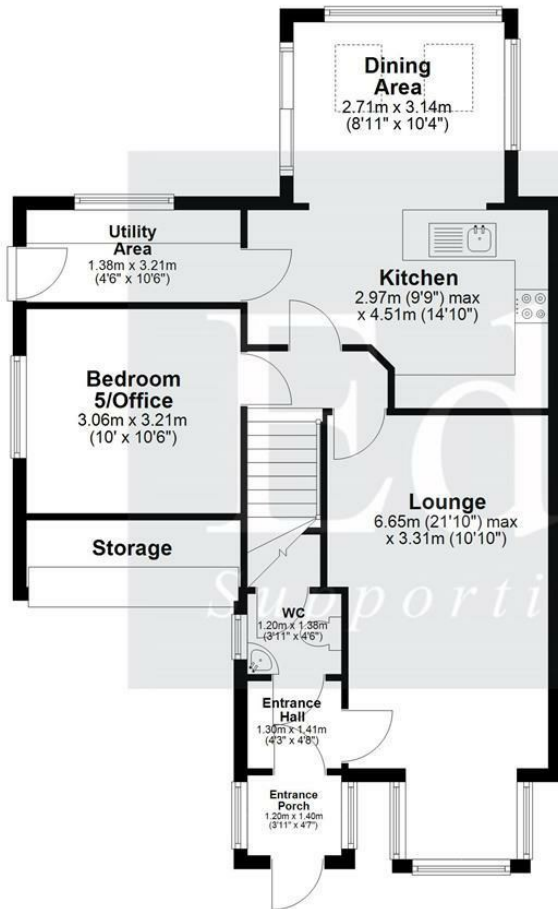






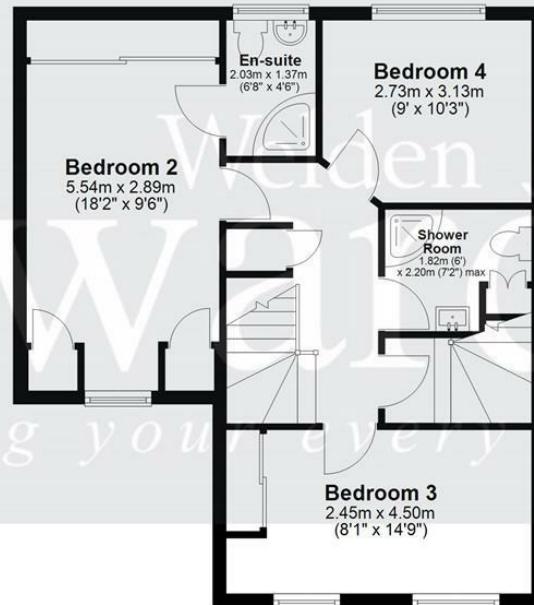
### Ground Floor

Approx. 69.2 sq. metres (745.1 sq. feet)



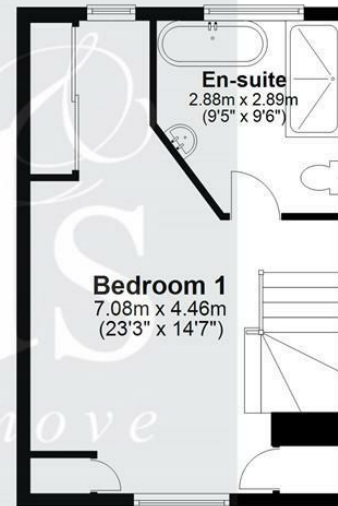
### First Floor

Approx. 55.7 sq. metres (599.4 sq. feet)



### Second Floor

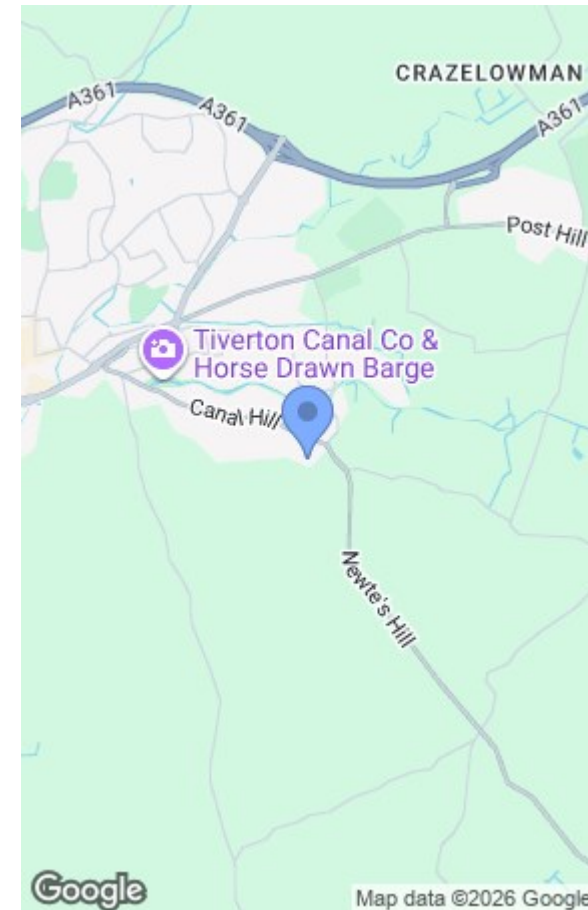
Approx. 33.1 sq. metres (355.8 sq. feet)



Total area: approx. 158.0 sq. metres (1700.3 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>75</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	



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