



32 Francis Crescent, Tiverton, EX16 4EP
Asking Price £465,000

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A wonderful and rare opportunity to acquire this charming detached, canal-side home, offering four well-proportioned bedrooms, a generous conservatory, driveway parking and a double garage.



Description

Upon entry via the front door, you are welcomed into a spacious and well-presented entrance hall, which provides access to all principal rooms. Situated to the rear of the property is the generously proportioned kitchen, fitted with a comprehensive range of wall and base units offering excellent storage. Integrated appliances include an oven and gas hob, while a large window allows an abundance of natural light to flow in and offers delightful views over the rear garden and adjacent canal.

A door from the kitchen leads through to the substantial utility room, which provides further storage, a sink, and plumbing for a washing machine, ensuring practicality for everyday living.

The impressive lounge/dining room is accessed from the entrance hall and features the added luxury of a wood-burning stove, creating a warm and inviting atmosphere. This versatile space comfortably accommodates a full suite of living room furniture, while the dining area easily allows for a large dining table, ideal for family gatherings and entertaining. Patio doors from the dining area open into the elegant conservatory, a superb addition to the home that offers panoramic views of the canal and surrounding wildlife, providing a tranquil setting to enjoy throughout the year.

From the conservatory, a door leads into an additional versatile room, currently utilised as a study, though equally suited for use as a snug or playroom. From the lounge, a door opens into an inner hallway, which provides access to all four bedrooms.

The principal bedroom is positioned to the rear of the property and benefits from fitted wardrobes and an en-suite shower. This room enjoys attractive views across the rear garden and canal. There are two further generously sized double bedrooms, both incorporating fitted cupboards, while the fourth bedroom is a well-proportioned single room, also featuring a built-in storage cupboard. Completing the internal accommodation is the family shower room, fitted with a shower cubicle, wash hand basin, and WC. In addition, the entrance hall benefits from a cloakroom and a separate storage cupboard.

Externally, the property occupies a truly enviable canal-side plot, offering a peaceful and private setting. The rear garden features a large patio seating area, ideal for alfresco dining, with steps leading down to a spacious lawn that runs alongside the canal. There is also a dedicated vegetable-growing area for those with a keen interest in gardening. To the front of the property, an additional private patio seating area provides yet another pleasant outdoor space.

To the front, the property benefits from a large driveway offering ample off-road parking, together with a double garage featuring an electric roller door and a pedestrian access door leading directly into the vegetable-growing area.

Council Tax, Services & Tenure

Council Tax Band - E
Freehold
All Mains Connected

Ofcom Broadband Speeds: Superfast 45 Mbps
Ofcom Mobile Signal: EE, Three, Vodafone - Likely O2-Limited

Please note: There is a small pumping station in the garden.

Tiverton

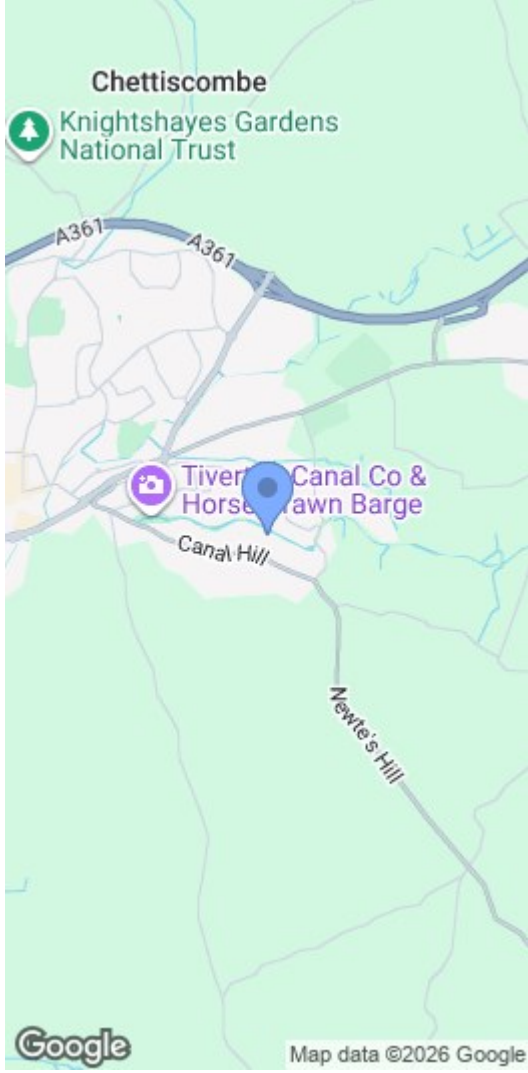
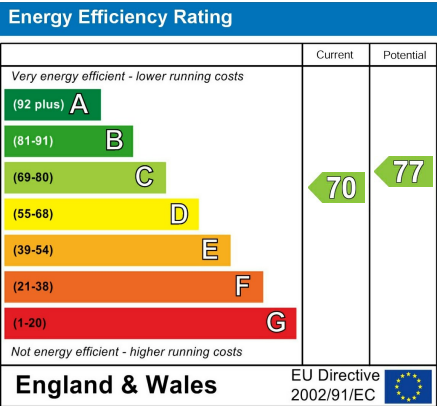
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

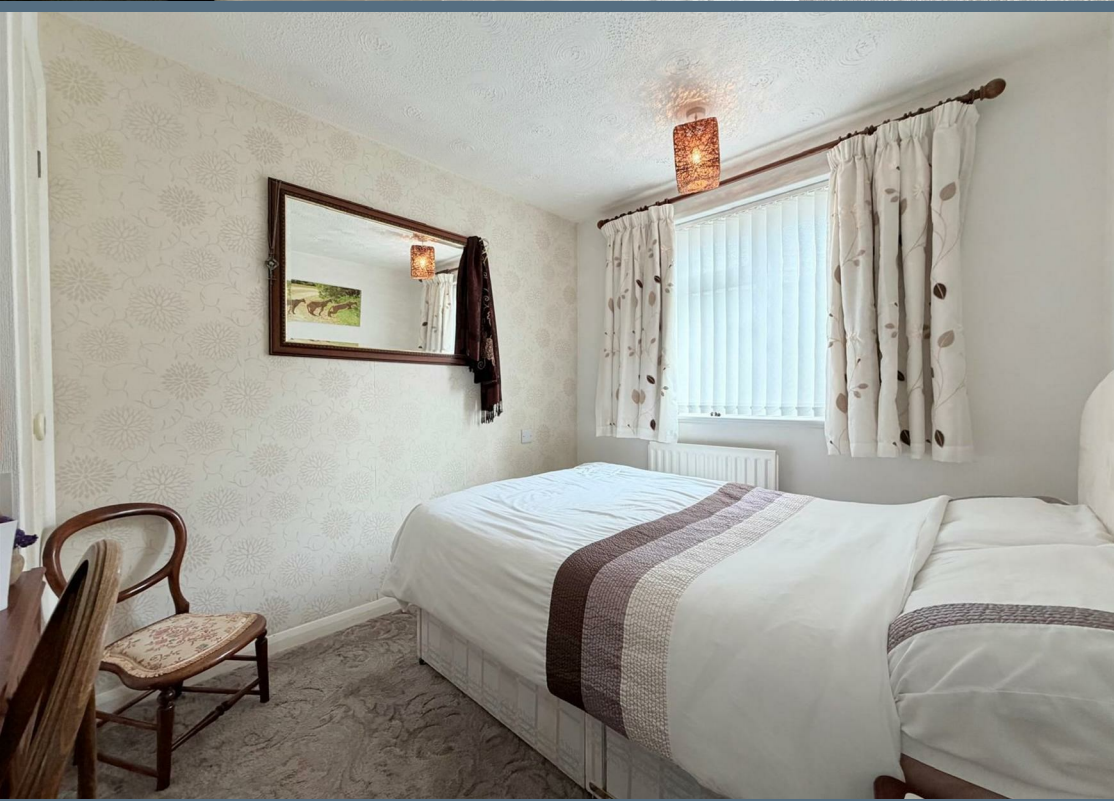
Sales Enquiries

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.

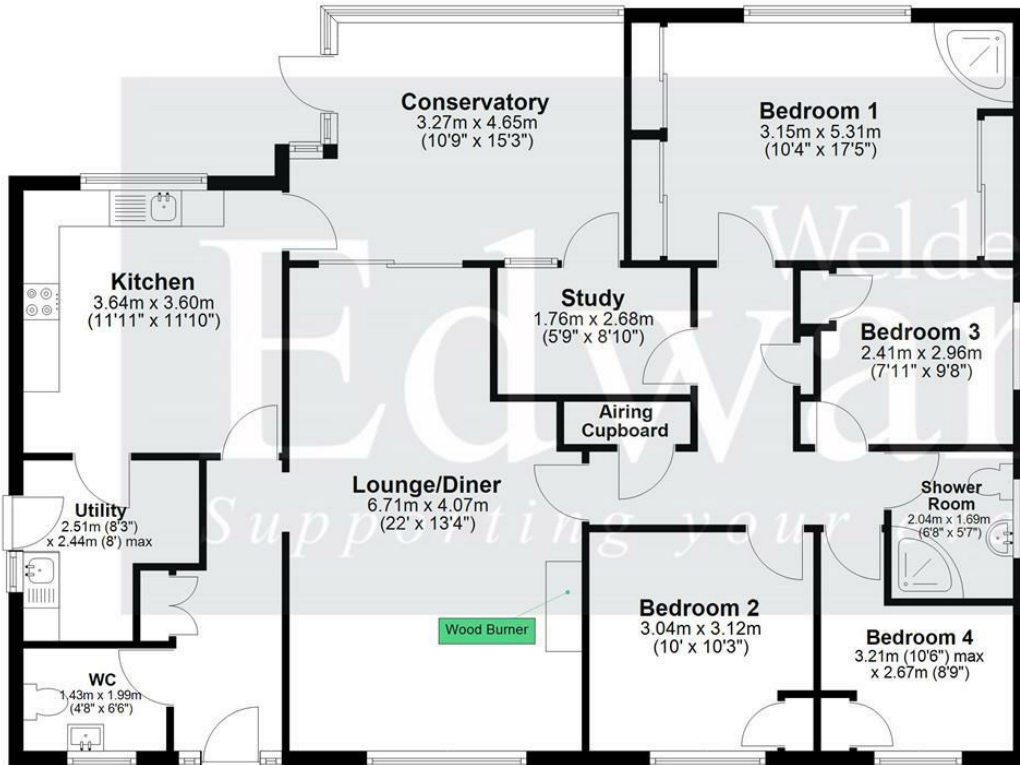






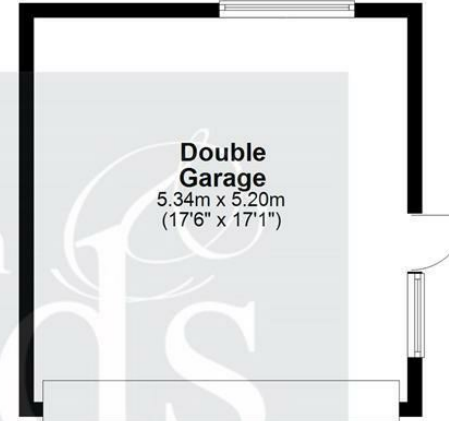
Ground Floor

Approx. 130.3 sq. metres (1402.7 sq. feet)



Double Garage

Approx. 27.7 sq. metres (298.4 sq. feet)



Total area: approx. 158.0 sq. metres (1701.1 sq. feet)

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

