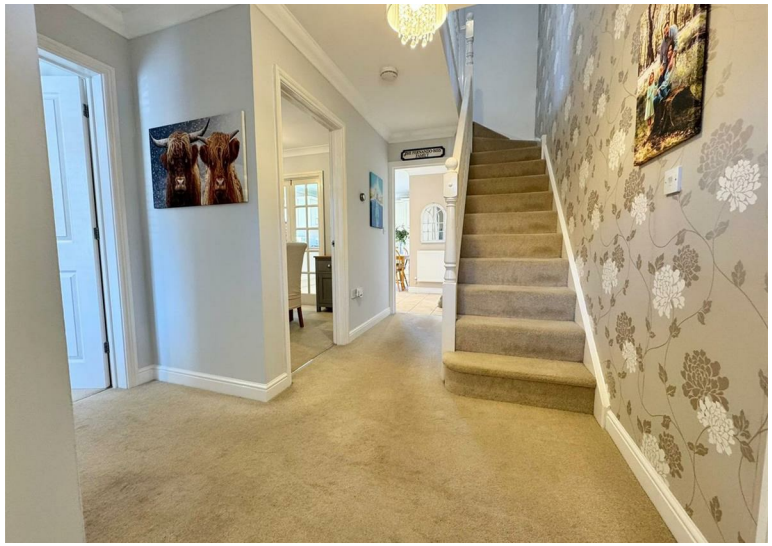
4 Swan Avenue, Tiverton, EX16 6FD
Asking Price £400,000

Welden Edwards
Supporting your every move

NO ONWARD CHAIN

A stunning four double-bedroom detached family home, ideally situated in a highly sought-after location close to schools and local amenities. Boasting a garage and generous driveway parking, this exceptional property offers spacious and versatile living accommodation, including a stylish modern kitchen, separate dining room, and a beautifully maintained rear garden perfect for entertaining and family enjoyment. Presented to a high standard throughout, this wonderful home must be viewed to fully appreciate the space, quality, and lifestyle it has to offer.



Description

Entering through the front gate, you are welcomed into a beautifully landscaped front garden, attractively bordered by a variety of mature shrubs. A pathway guides you to the front door and sets the tone for the quality found throughout the home.

Upon entry, a spacious and inviting entrance hall provides access to all ground floor accommodation. To the right, the impressive lounge is a bright and airy space, flooded with natural light from a large window and patio doors that open directly onto the rear garden. The room benefits from a charming gas fire, creating a warm and comfortable setting ideal for both relaxing and entertaining.
Positioned at the rear of the property, the kitchen is a fantastic and functional space featuring a range of cream shaker-style wall and base units, complemented by walnut-effect worktops. Integrated appliances include an oven, hob, and fridge freezer, while ample space is available for a breakfast table. A large storage cupboard adds further practicality. Glass double doors lead through to the separate dining room, an elegant space that comfortably accommodates an eight-seater dining table and chairs, making it perfect for family meals and gatherings.
The ground floor also benefits from a useful utility room with plumbing for a washing machine and space for a tumble dryer. To the front of the home is a versatile office or playroom, offering flexibility for modern living. Completing this floor is a conveniently located WC.

Rising to the first floor, you will find four well-proportioned double bedrooms and a family bathroom. The primary bedroom is an exceptional space, featuring built-in wardrobes and a private en suite comprising a shower cubicle, WC, and hand basin. Bedroom Two is another generous double, benefiting from two double wardrobes, while Bedrooms Three and Four are also excellent doubles, each with built-in storage. The family bathroom is finished with a stylish white suite, including a bath, WC, and hand basin.

Externally, the rear garden is a delightful outdoor space featuring a large lawn bordered by mature shrubs, offering both privacy and appeal. Patio seating areas provide the perfect setting for alfresco dining and summer entertaining. A side gate gives access the driveway parking for two cars and the single garage.

Council Tax, Services & Tenure

Council Tax Band - E
All Mains Connected
Freehold
Ofcom Mobile Signal - EE, Three, Vodafone - Likely -- O2 Limited
Ofcom Broadband Download Speeds - Ultrafast 1800 Mbps

Tiverton

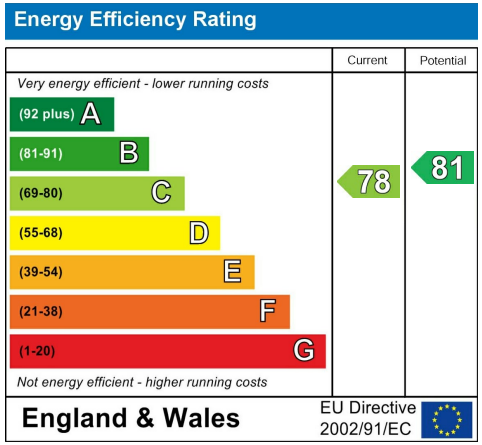
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

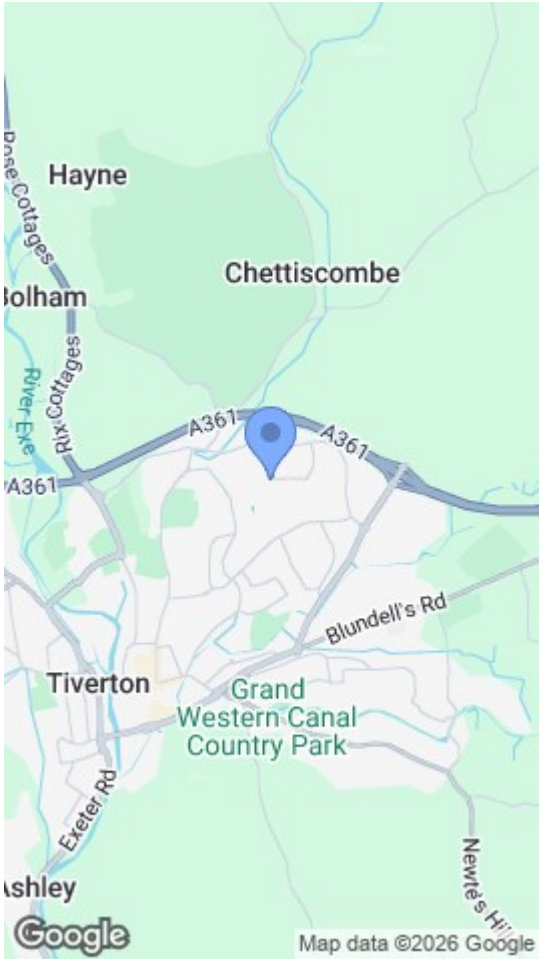
Sales Enquiries

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.



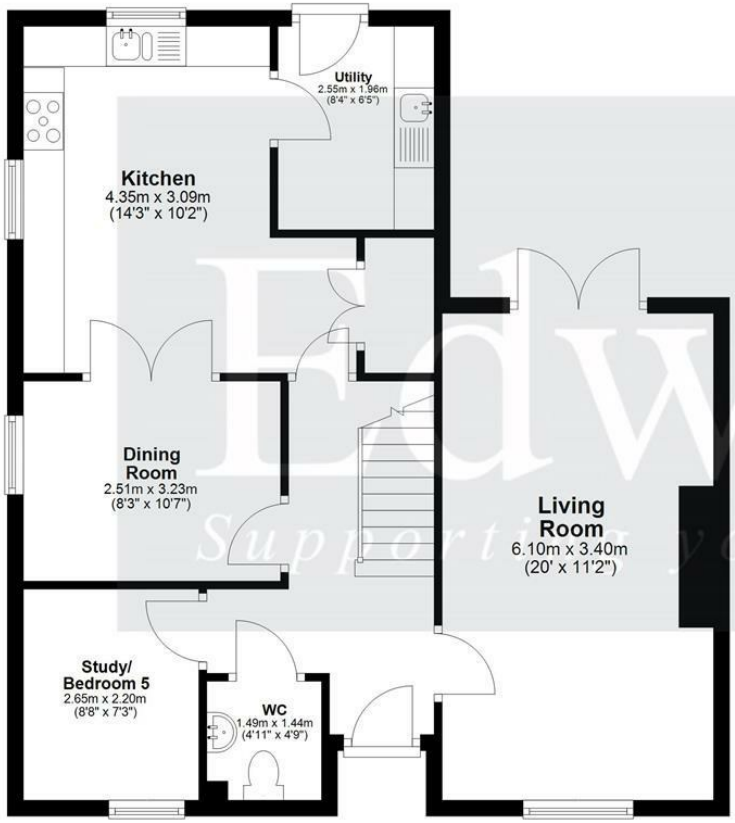


FRIENDS

180
170
160
150
140
130
120
110
100
90
80
70
60

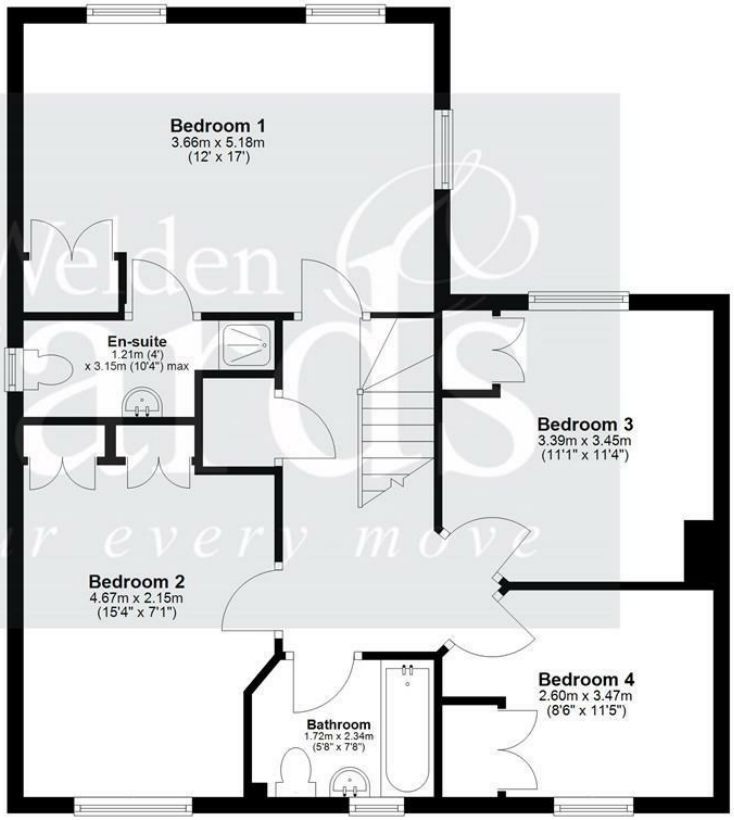
Ground Floor

Approx. 70.1 sq. metres (754.7 sq. feet)



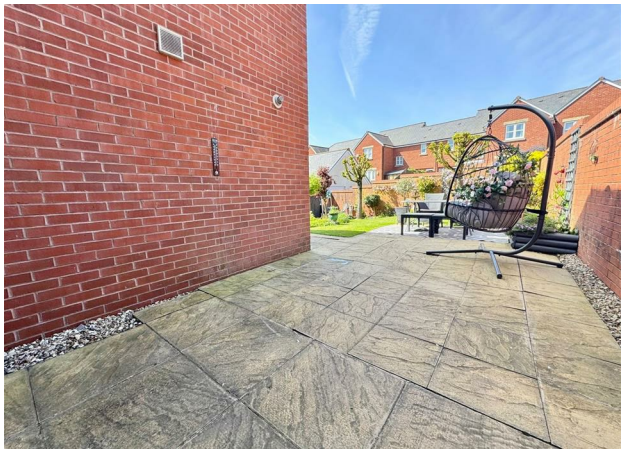
First Floor

Approx. 67.1 sq. metres (721.9 sq. feet)
(excluding Bathroom)



Total area: approx. 137.2 sq. metres (1476.6 sq. feet)

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



53 Bampton Street, Tiverton, Devon, EX16 6AL
Tel: 01884 257 997
sales@weldenedwards.co.uk

Welden Edwards
Supporting your every move