



**9 Alsa Brook Meadow, Tiverton, Devon EX16 6RY**  
**Asking Price £330,000**

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



***This exquisitely renovated home boasts a tasteful modern makeover by its current owners. Featuring four bedrooms, a low-maintenance rear garden, garage, and ample driveway parking, this property is a true gem that encapsulates both style and practicality.***





## Description

Upon entering through the inviting front door, the spacious entrance hall greets you with a touch of modern elegance brought to life by the eye-catching geometric pattern tiling that seamlessly flows throughout the area. As you make your way up the stairs to the first floor, you'll notice the convenient under stair storage cupboard tucked away for practicality. To your right, the soul of the home, the recently updated kitchen/diner, presents itself in contemporary style. Adorned with grey gloss wall and base units, Oak worktops, and a sleek kitchen island, this space is both functional and aesthetically pleasing. The dining area offers plenty of room for a large table and chairs, making it an ideal spot for hosting gatherings, while the patio doors open up to the serene rear garden.

Venturing to the first floor, the luminous lounge beckons with its Juliette Balcony overlooking the lush garden. Two bedrooms, Bedroom Three and Bedroom Four, are nestled on this floor, each offering cosy retreats. Continuing to the second floor, Bedroom One stands at the front of the property, boasting a spacious double bedroom with its own ensuite for added convenience. Opposite lies Bedroom Two, another generously-sized double bedroom. The second-floor shower room exudes sophistication with its corner shower cubicle, chic vanity unit, and stylish tiling scheme.

Outside, the low maintenance rear garden invites you to unwind in its peaceful ambiance. A patio seating area, artificial grass bordered by charming railway sleepers, and access to the garage equipped with an electric car charging point complete this outdoor sanctuary. Whether relaxing or entertaining, the beautifully landscaped garden sets the stage for countless moments of enjoyment and tranquillity.

## Tenure, Services & Council Tax

Freehold  
Council Tax Band - C  
All Mains Connected

## Sales Enquiries

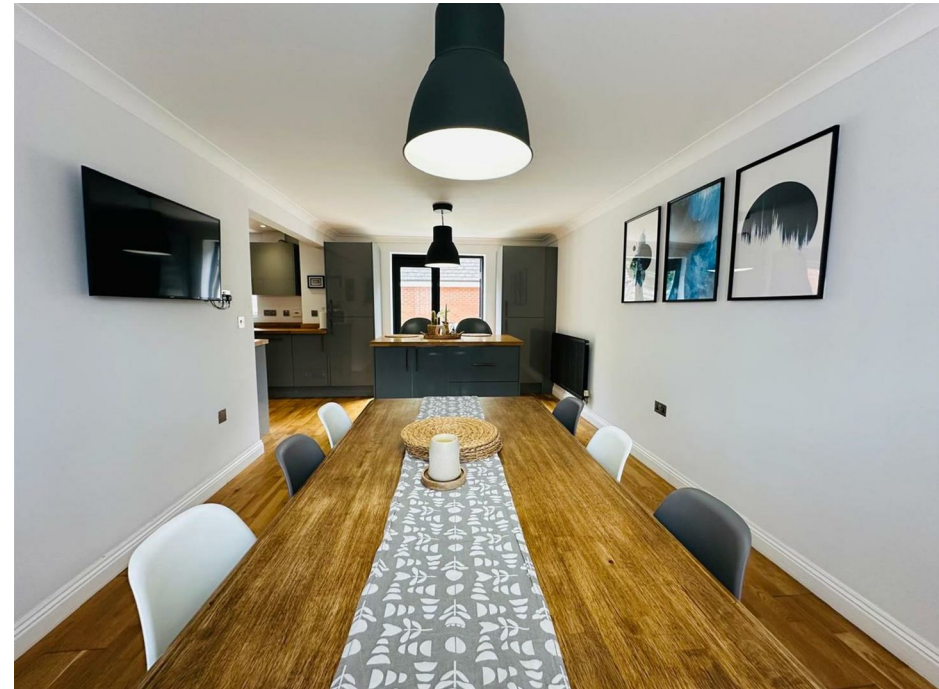
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## Disclaimer

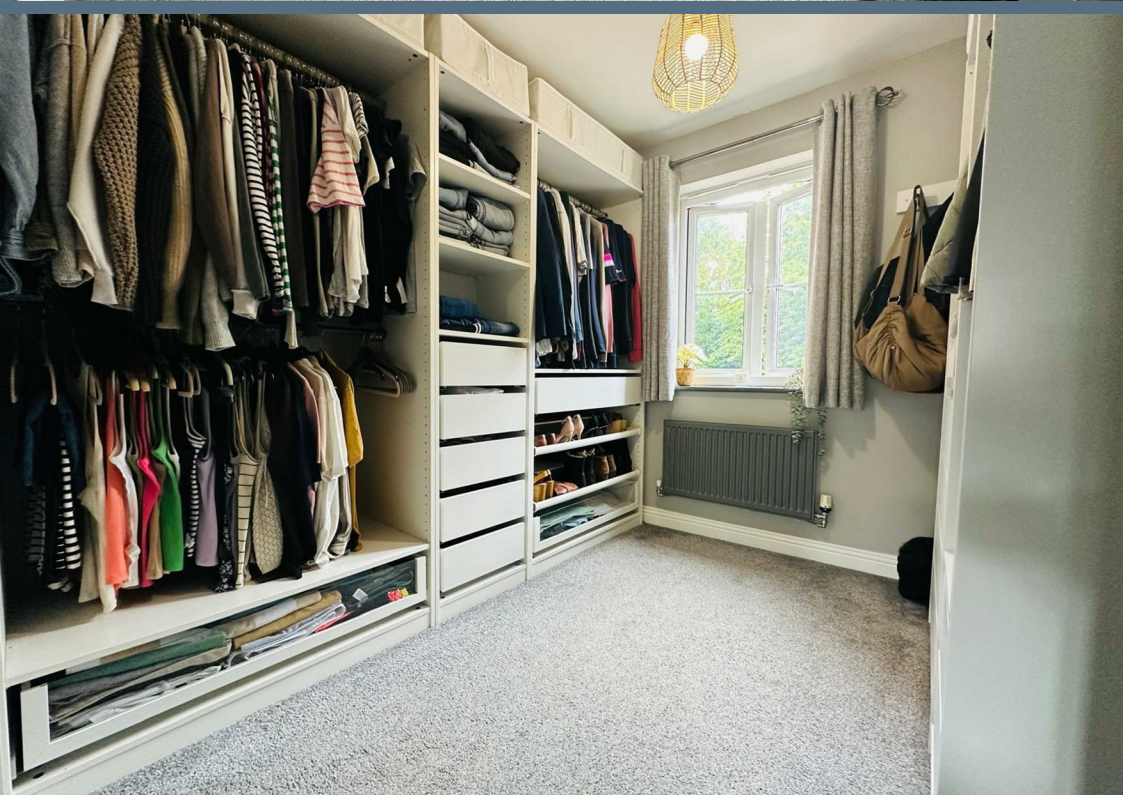
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

## 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.



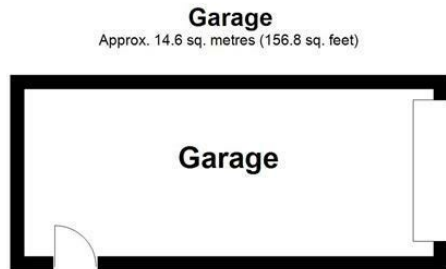
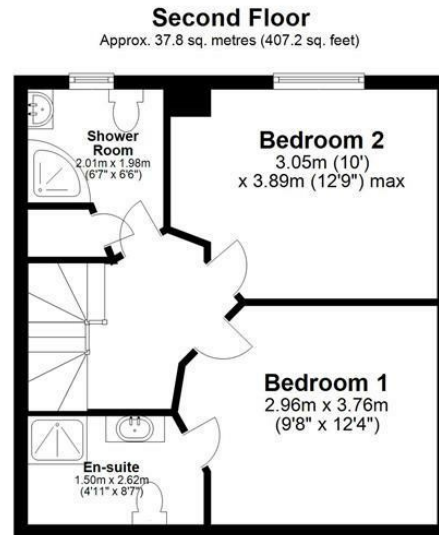
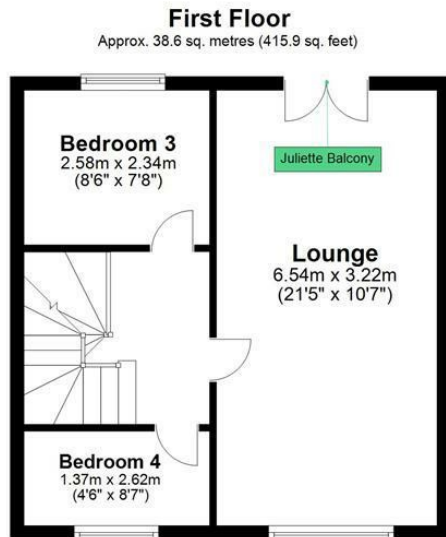
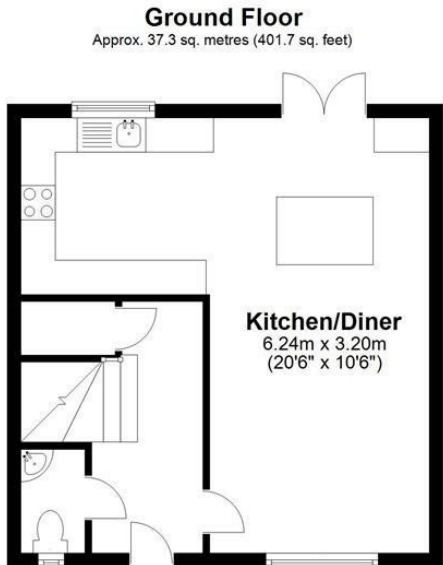






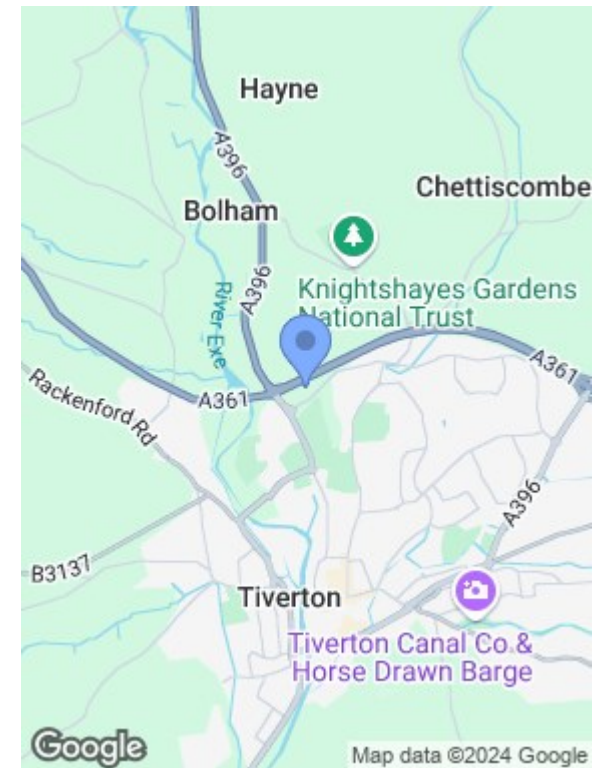






Total area: approx. 128.3 sq. metres (1381.5 sq. feet)  
This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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	



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

Welden  
**Edwards**  
Supporting your every move