



26 Long Meadow, Tiverton, Devon EX16 6EJ
Asking Price £325,000

A remarkable bungalow, situated in the sought-after Pinnex Moor Estate, that has undergone exquisite extension and renovation by its current owners. Featuring two spacious double bedrooms, a fully equipped kitchen, a separate dining room, as well as a low maintenance rear garden overlooking beautiful green space.



Description

As you step through the front door into the spacious entrance hall, you'll discover ample room for hanging coats and storing shoes. Positioned to the left of the hall is Bedroom Two, a stunningly adorned double bedroom. This bedroom boasts both an airing cupboard and the indulgence of an ensuite, complete with a shower cubicle, vanity unit, and WC.

Towards the back of the hallway lies the generously sized lounge. Just like the rest of the bungalow, this room has been beautifully decorated to a high standard, boasting cosy and inviting warm carpets. The lounge offers an enchanting space where your furniture can be arranged comfortably, making it a truly delightful area.

Continuing to the inner hallway, a doorway opens up to the dining room, a captivating and sociable area that features double doors granting access to the rear garden, allowing an abundance of natural light to fill the room. An archway leads you to the awe-inspiring, contemporary kitchen, adorned with sleek grey gloss wall and base units, and equipped with integrated appliances including a fridge, oven, hob, and dishwasher. The room is flooded with brightness from a skylight, window, and patio door, creating an airy and luminous atmosphere. Additionally, there is a convenient utility room accessed through a door in the kitchen. The utility room offers space for a fridge/freezer, plumbing for a washing machine, and room for a tumble dryer.

Adjacent to the inner hallway is where you'll discover Bedroom One, a sizable and lavishly decorated room that offers captivating views of the rear garden. Additionally, off the inner hallway, you'll find the remarkable shower room. This space is designed with impeccable taste, featuring floor-to-ceiling grey tiling, a luxurious walk-in shower, a vanity unit with ample cupboard storage, and a WC.

The charming rear garden is expertly designed for low maintenance, featuring artificial grass and a delightful patio seating area. There is a large shed, 8x8ft in size with power and also a gate that leads to a stunning green space behind the property. The current owners have transformed this garden into a true sanctuary, perfect for unwinding and indulging in alfresco dining.

At the front of the property, you'll find convenient off-road parking available for two cars.

Council Tax, Services & Tenure

Council Tax Band - B

Freehold

Mains Gas, Electric, Water and Drainage

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

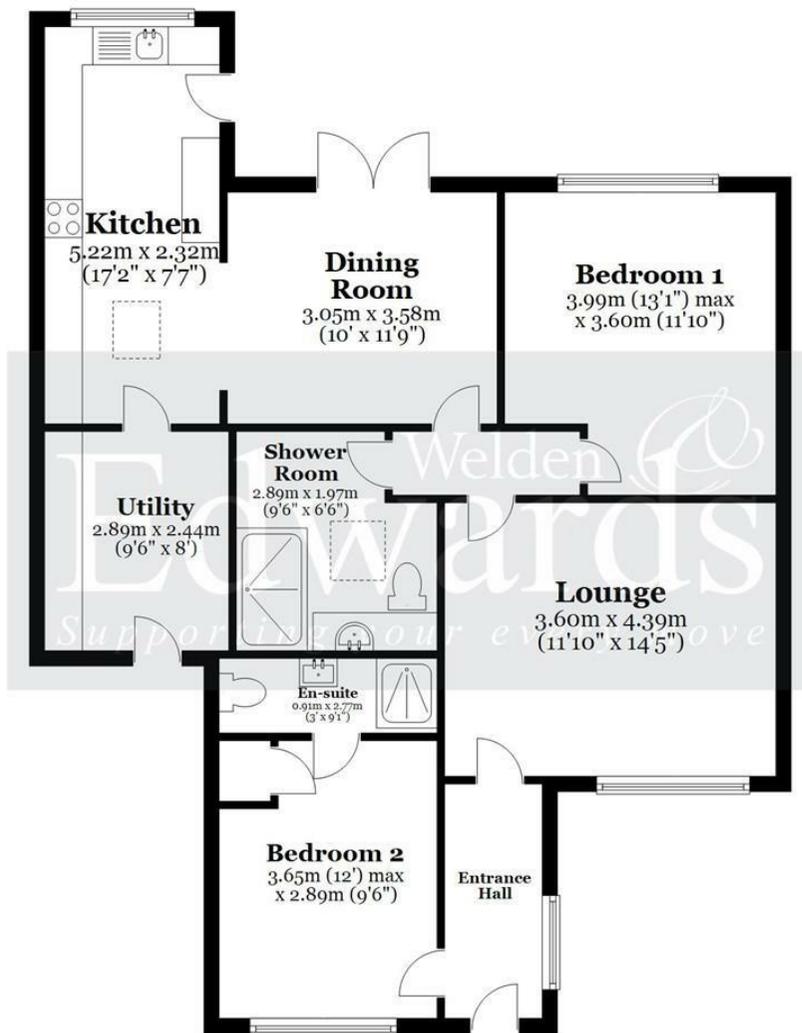
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.







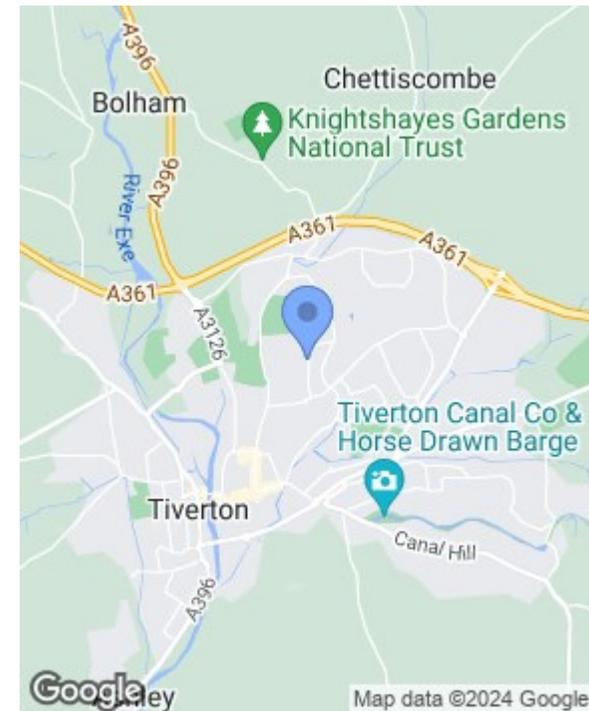
Ground Floor



Total area: approx. 88.8 sq. metres (956.2 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) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

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