**1 Pool Anthony Drive, Tiverton, EX16 4LT**
**Asking Price £625,000**

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***Set within beautifully landscaped gardens, this detached and impeccably presented bungalow delivers effortless single-storey living with exceptional versatility. Offering three to four bedrooms, two bright conservatories and generous off-road parking, this outstanding home truly ticks every box for space, flexibility and presentation.***

## Description

Approached via a sweeping gravel driveway, the property immediately impresses with its attractive frontage, mature planting and welcoming presence. Parking is plentiful, with space for six or more vehicles, in addition to a two-car carport. The front garden is superbly maintained, providing excellent kerb appeal and a delightful first impression.

Entry is via a front conservatory enjoying lovely views over the landscaped garden, creating a light-filled and inviting introduction to the home. From here, a door leads into the entrance hall, which benefits from a useful storage cupboard, ideal for coats and shoes. To the left lies the heart of the home—a bright and expansive lounge/diner, flooded with natural light and offering ample space for both everyday living and entertaining. To the rear of the hall is the well-appointed kitchen, featuring generous worktop space, extensive storage and a seamless connection to a separate utility area, adding practicality to the layout. An elegant archway leads from the kitchen into a beautiful rear conservatory, which enjoys stunning views across the garden and provides a spacious, versatile area ideal as a second lounge or dining space.

The bedroom accommodation is arranged to the right-hand side of the property. The principal bedroom enjoys a lovely outlook over the side garden and benefits from a walk-in wardrobe and en-suite shower room. Bedroom Two is an excellent-sized double with built-in wardrobes and drawers, further enhanced by its own WC, adding to the room's convenience. Bedroom Three is a small double with pleasant garden views, while the family bathroom is fitted with a bath and shower over, WC and vanity unit.

From the front conservatory, a further door leads into an inner hallway providing access to a useful office space with fitted cupboards. Beyond this is an additional utility area, which in turn leads to a large, versatile bedroom featuring patio doors opening onto the front garden. This superb additional space lends itself perfectly to multi-generational living, guest accommodation or a spacious work-from-home suite.

To the rear, the garden is a true highlight. Meticulously landscaped and beautifully maintained, it offers a tranquil retreat designed for year-round enjoyment. Expanses of lush, level lawn are framed by mature hedging and established trees, creating a wonderful sense of privacy and seclusion. Meandering stone pathways guide you through vibrant, well-stocked flower beds bursting with colour, ornamental shrubs and carefully curated planting schemes. At the heart of the garden sits a charming pergola, surrounded by borders and gravel seating, forming an idyllic focal point for relaxation or alfresco dining. Cleverly divided into distinct areas, the garden offers interest and variety at every turn, with open lawns, secluded seating spots and shaded corners beneath mature trees—an exceptional outdoor space to match this outstanding home.

## Council Tax, Services & Tenure

Council Tax Band - E
Freehold
All Mains Connected
The property benefits from solar panels

Ofcom Mobile Signal - EE, Three, Vodafone Likely O2-Limited
Ofcom Broadband Speeds - Ultrafast 900 Mbps

## Tiverton

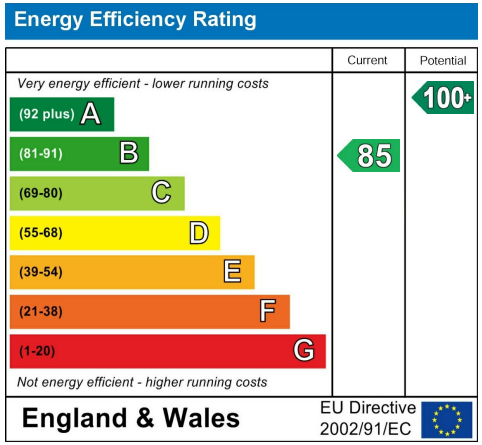
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

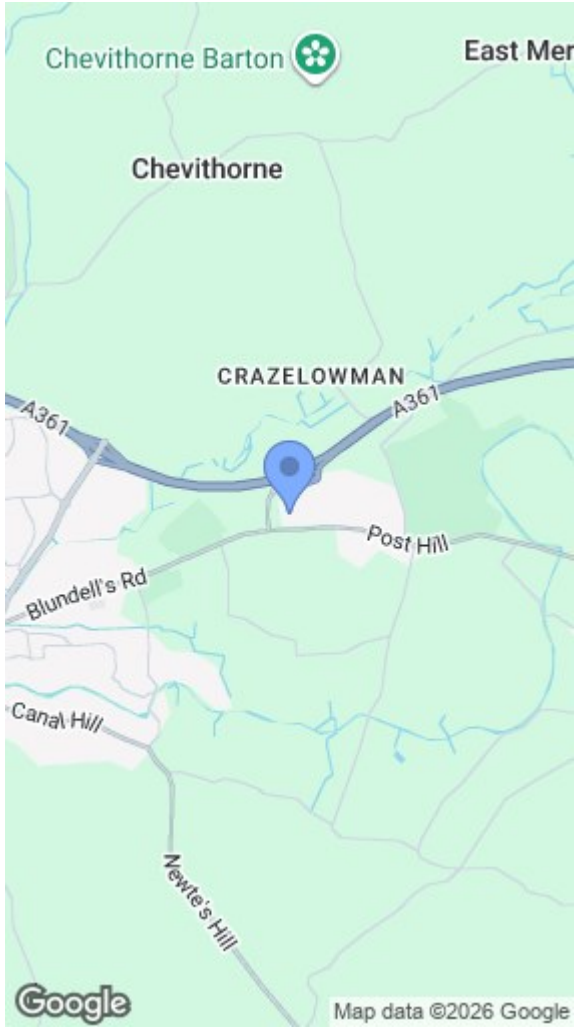
## Sales Enquiries

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

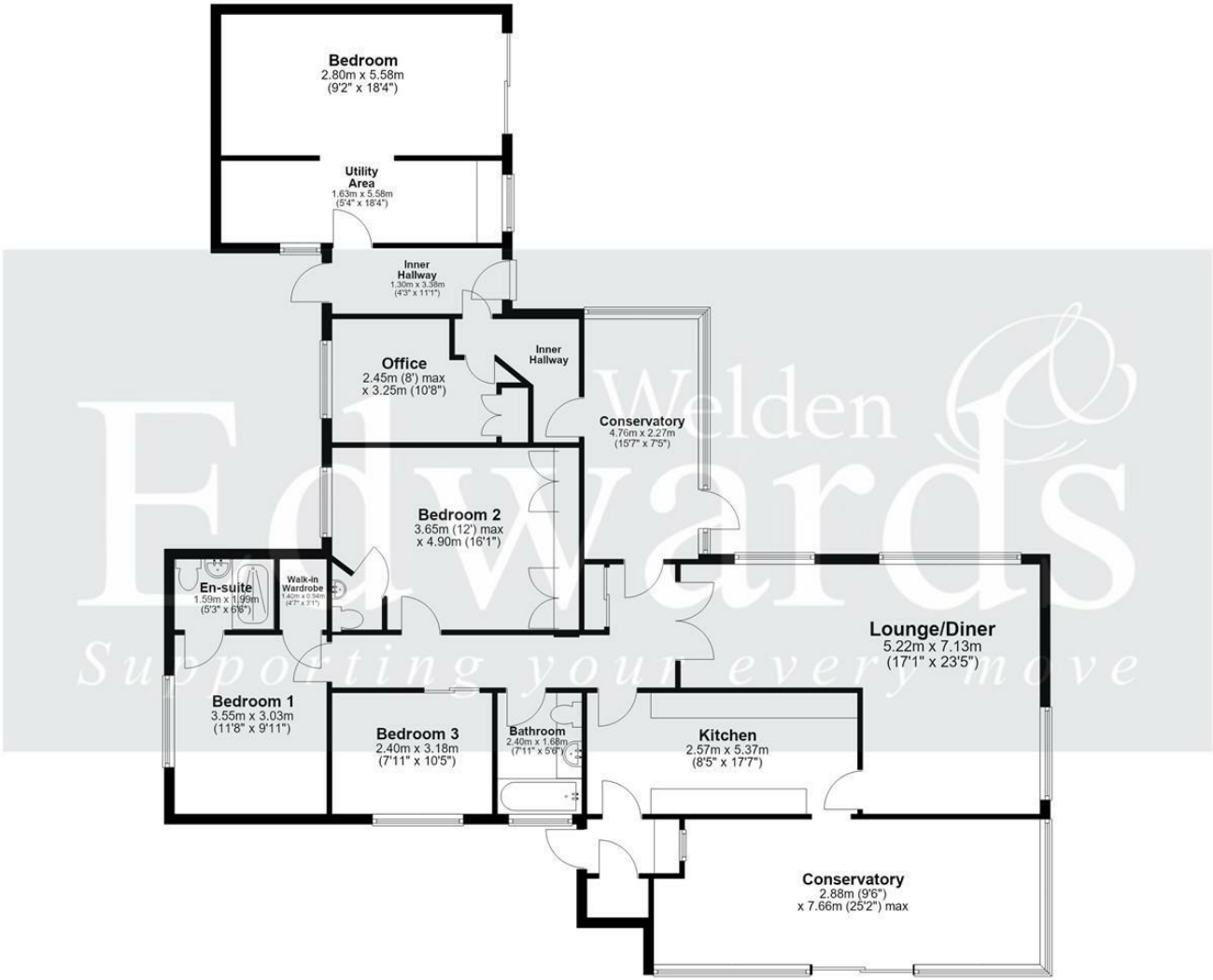
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



## Ground Floor

Approx. 177.6 sq. metres (1911.7 sq. feet)




Total area: approx. 177.6 sq. metres (1911.7 sq. feet)

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

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