



30 Bonville Crescent, Tiverton, EX16 4BN
Asking Price £260,000

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A spacious, light-filled two-bedroom bungalow in a sought-after area, just moments from the Grand Western Canal. This property is offered to the market with NO ONWARD CHAIN and features a west-facing level garden, carport, and garage.

Description

This well-presented two-bedroom bungalow offers generous off-road parking, including a long private driveway, a carport, and a detached garage.

The front door opens into a welcoming entrance hallway, complete with a built-in storage cupboard, ideal for coats and footwear. Positioned at the front of the property, both bedrooms benefit from fitted wardrobes, providing ample storage space. The spacious lounge features a sliding door that leads into the conservatory. This additional living space enjoys pleasant views of the rear garden, making it an ideal spot for relaxation. The kitchen is well-equipped with a comprehensive range of wall and base units, space for an oven, and plumbing for a washing machine. Adjacent to the kitchen, a useful side utility area offers additional storage and space for a fridge/freezer or condenser tumble dryer as required.

The recently refurbished shower room has been thoughtfully designed as a modern wet room, featuring aqua wall sheeting, a large walk-in shower, a WC, and a hand basin.

Externally, the enclosed rear garden is mainly laid to lawn, complemented by a small patio seating area. A large storage shed provides additional practicality, while a personnel door allows convenient access to the garage.

This charming bungalow is well-suited for those seeking a comfortable home within a quiet area, minutes away from the Grand Western Canal, offering tranquil walks for miles!

Services, Tenure and Council Tax

Mains gas, electricity, water and drainage.

Council Tax band B. Freehold Tenure.

Broadband - Superfast 80 Mbps, Ultrafast 900 Mbps (ofcom.org.uk)

Mobile Coverage - EE - Likely, Three, O2, Vodafone - Limited

Surface water, River & Seas Flood risk - Very low

Tiverton

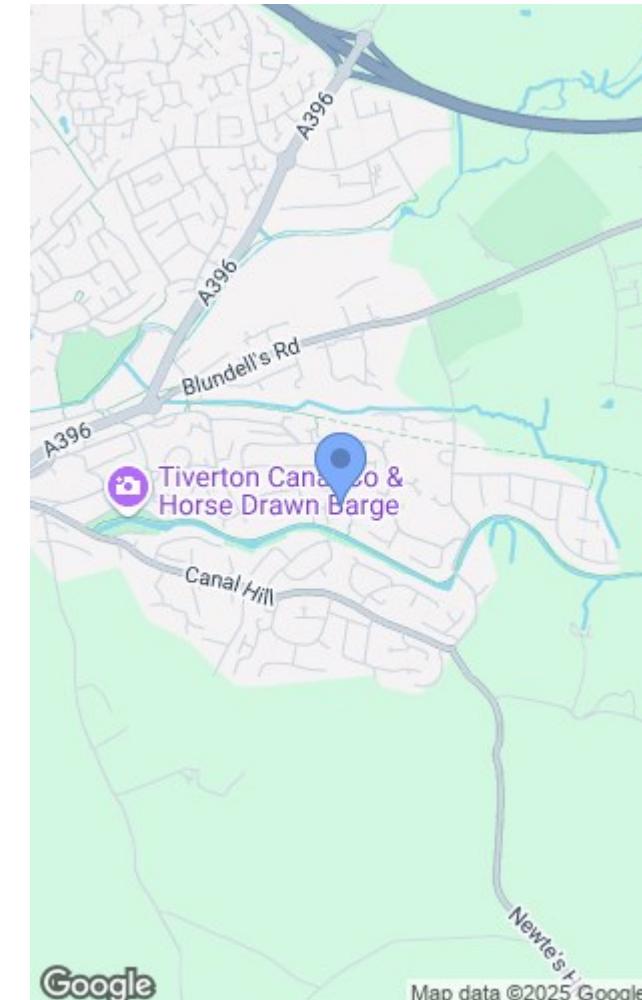
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	70	
(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		



Ground Floor



