



38 Sideling Fields, Devon, EX16 4HG
Guide Price £280,000

A beautifully presented home featuring a spacious kitchen, inviting dining room with a balcony and stunning views. Boasting two generous double bedrooms with garden access and a stylish bathroom, this charming property offers the perfect blend of space, comfort, and indoor-outdoor living.

Description

A charming two-bedroom home, peacefully positioned within this highly sought-after Canal Hill setting, only a 10 minute walk from the Grand Western canal.

Step inside to a beautifully presented kitchen, thoughtfully designed with a spacious and practical layout to suit modern living. It offers ample cupboard and worktop space, along with convenient spaces for a washing machine and fridge freezer. The sink is perfectly positioned to enjoy views over the rear garden. Beyond, a large storage cupboard provides excellent space for a full-size pantry or for neatly tucking away household essentials.

The property flows through to an inviting dining room, ideal for accommodating a large family-sized table. A deep airing cupboard offers additional practical storage for linens and bedding. Expansive sliding doors flood the room with natural light and open onto a generously sized balcony, enjoying stunning elevated views.

The bright and versatile living room provides flexible space to suit a variety of furniture arrangements and lifestyles. This welcoming area is perfect for relaxing or entertaining, creating a wonderful social hub within the home, also featuring a wonderful and cosy gas fire.

On the lower level, a wide hallway, which includes an under stairs storage area, leads to two generously proportioned double bedrooms. Both rooms benefit from French doors opening directly onto the garden, creating a seamless indoor-outdoor connection. Bedroom two also features a substantial built-in storage unit, cleverly designed to maximise space. Completing this floor is a well-appointed family bathroom, fitted with a stylish suite and a shower over the bath.

Externally, the property offers driveway parking for two vehicles, along with a useful bike store complete with an external socket. Side access leads to the beautifully maintained rear garden, including an outdoor tap and featuring fruit, flowers and shrubs. Patterned stonework creates an elegant seating area, ideal for alfresco dining, while steps lead down to a charming decked area- perfect for relaxing and enjoying the surroundings.

Services, Tenure and Council Tax

Council Tax Band - C
Freehold
All Mains Connected

Ofcom Broadband Speeds: Superfast 76 Mbps
Ofcom Mobile Signal : O2 Limited - EE, Three & Vodafone Likely

Tiverton

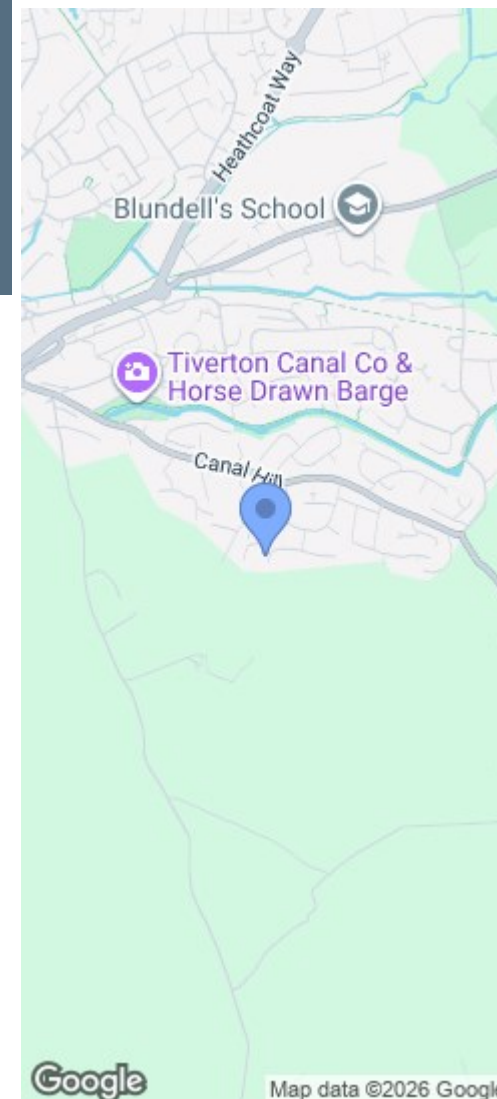
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 82.5 sq. metres (888.3 sq. feet)

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



