

Castle Croft 21 Park Hill, Tiverton, EX16 6RP
£295,000

****NO ONWARD CHAIN****

This enchanting family home, boasting stunning features throughout also benefits from a central town location. Residing opposite of the Tiverton castle, views over the historic monument add to the charm of this property.



Description

Upon entering this stunning and spacious home, the impressive hallway immediately sets the tone, with high ceilings and an abundance of character features creating a welcoming first impression. The staircase in-front rises from the hallway to the first floor, while the generous proportions provide an inviting sense of space throughout. At the end of the hallway lies the gorgeous kitchen, thoughtfully designed with a practical layout and plenty of worktop space. The kitchen is well equipped with an integrated dishwasher, eye-level oven and gas hob, together with space and plumbing for both a washing machine and tumble dryer. Continuing through the property, the bright and airy breakfast room provides a wonderful additional space, with direct access to the rear garden. A useful breakfast bar creates the perfect spot for enjoying a morning coffee, while the room also provides valuable additional space, including ample room for a large fridge freezer.

Returning towards the front of the property, the accommodation flows beautifully into the impressive open-plan dining and living area. The dining space comfortably accommodates a large family-sized dining table and is enhanced by a fully functioning open fireplace, making it an ideal setting for entertaining family and friends. Character is a defining feature of this wonderful home, with moulded coving, picture rails and wooden floorboards creating a sense of warmth and elegance. These beautiful floorboards continue seamlessly into the living room, where a second cosy open fireplace provides a charming focal point and creates a warm and inviting space to enjoy throughout the year. The stunning bay windows provide the living room with natural light, further enhancing the generous proportions and character of the space.

Ascending to the first floor, you are greeted by a well-appointed family bathroom, featuring a separate bath and shower, white WC and wash hand basin. Also including a sizeable airing cupboard which houses the property's combi boiler, the room is finished with neutral white tiling which creates a fresh and timeless finish. A few further steps lead to the landing, where three well-proportioned bedrooms can be found. Bedrooms one and two are both generous double rooms, offering excellent floor space for a range of furniture arrangements. Each bedroom benefits from useful fitted shelving within the chimney breast alcoves, making excellent use of the available space. Bedroom one is particularly impressive, featuring the property's beautiful bay window. This provides an abundance of natural light as well as a lovely outlook towards the castle opposite. The bay window also creates a delightful reading nook- the perfect place to sit and unwind. Bedroom three is a generous single bedroom, offering excellent versatility and lending itself equally well to a home office, nursery, dressing room or occasional guest bedroom.

Also accessed from the landing is a spiral staircase leading to the loft room. This bright and versatile additional space benefits from a wide roof window, providing an attractive outlook and further charm. The loft has been cleverly designed to maximise storage, with useful eaves storage extending around the rear of the room, together with a full-height cupboard. This makes the space exceptionally practical and versatile, offering a range of potential uses depending on the needs of the new owners. Outside, the rear garden provides a colourful yet low-maintenance retreat. This private and

inviting space is ideal for relaxing with family and friends, enjoying al fresco dining or simply unwinding at the end of the day. Gated access leads from the garden to a pathway, providing convenient roadside access.

Council Tax, Services & Tenure

Council Tax Band - B

Freehold

All Mains Connected

Ofcom Broadband Speeds: Superfast 80 Mbps

Ofcom Mobile Signal : EE, Vodafone, Three Likely - O2 Limited

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

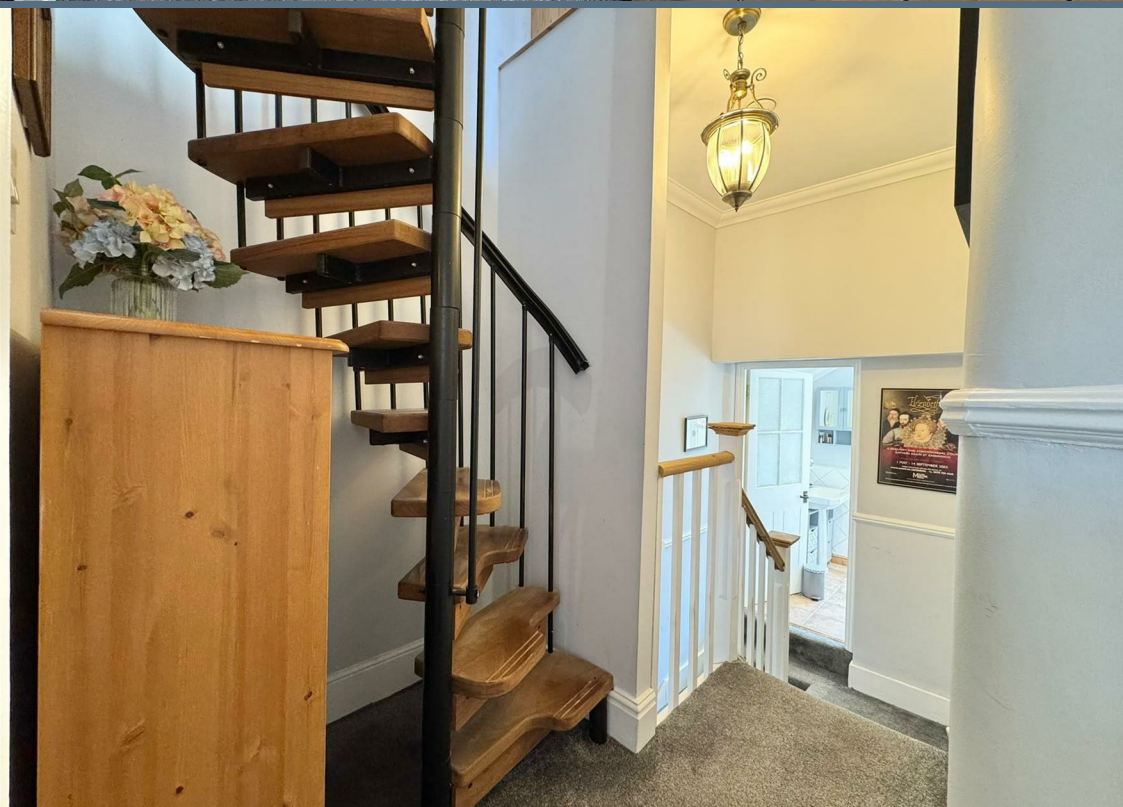
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

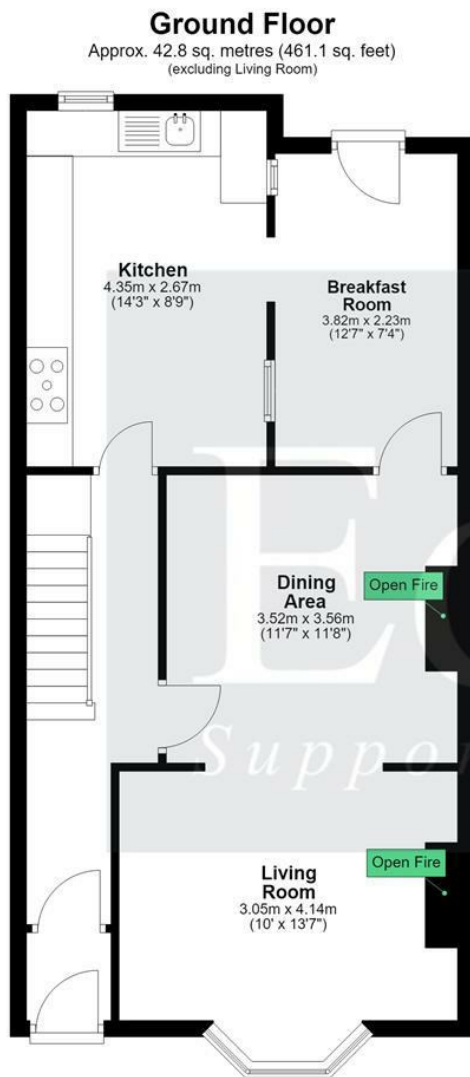
Disclaimer

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.









Total area: approx. 109.0 sq. metres (1172.9 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		
(81-91) B		
(69-80) C		
(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
	66	73

