



**6 Weaver Crescent, Tiverton, EX16 5FG**  
**Asking Price £329,000**

Welden  
**Edwards**  
*Supporting your every move*



***An immaculately presented four bedroom, detached home located in the popular Rackenford Meadows development. Being one of the original show homes for the estate, this property has been finished to an extremely high standard with plenty of additional extras! Call us today to arrange a viewing!***





### Description

Upon entry to this stunning property is a light and spacious entrance hall with ample room to house boots, coats and shoes. A stairway leads directly up to the first floor. Along the hallway to the left is access into the lounge. Decorated in neutral tones with a feature wall and plenty of space for your furniture, the lounge offers the perfect space to unwind and relax.

To the rear of the house, is the large kitchen/diner. With white shaker style wall and base units, marble effect worktops and splashback, the modern kitchen/diner is the perfect entertaining space. There are integrated appliances, such as a dishwasher, fridge freezer, 5 ring gas hob, oven and grill, as well as a useful breakfast bar which breaks up the space between the dining area beautifully. From the kitchen, a door leads into the utility area, with worktop counter space and plumbing for a washing machine as well as space for a tumble dryer. The dining area is a great space, with space for a 6-8 seater dining table and chairs. The rear aspect window and patio doors allow ample amount of natural light to stream into the property. Finishing off the ground floor is a very spacious cloakroom with WC and hand basin and a large under stair storage cupboard.

Upstairs has a rather impressive large landing providing access into all four bedrooms. Directly in front of the stairs is the smaller double bedroom with built in wardrobes, also benefiting from a rear aspect view of the back garden. Following on from here is Bedroom Two, a great sized double bedroom with fitted wardrobes. Bedroom One is a wonderful space, benefiting from an ensuite, including a WC, hand basin and shower cubicle. Bedroom Four is a large single room, but additionally would work well as an office or working from home space. The family bathroom has floor to ceiling tiling and offers a WC, hand basin and a bath with an overhead shower.

Outside to the rear, a well presented fully enclosed garden can be found. A patio area provides the perfect space for entertaining friends and family in the summer months. The rest of the garden has been laid to lawn and offers a low maintenance well kept outside space. For any keen gardener there is room to develop raised beds or vegetables patches. To the side of the property is a long driveway with parking for 3 cars in-front of the garage.

### Tenure, Council Tax & Services

Council Tax Band - D

Mains Electricity, Gas, Water & Sewage

Freehold

£169 per annum service charge

### 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

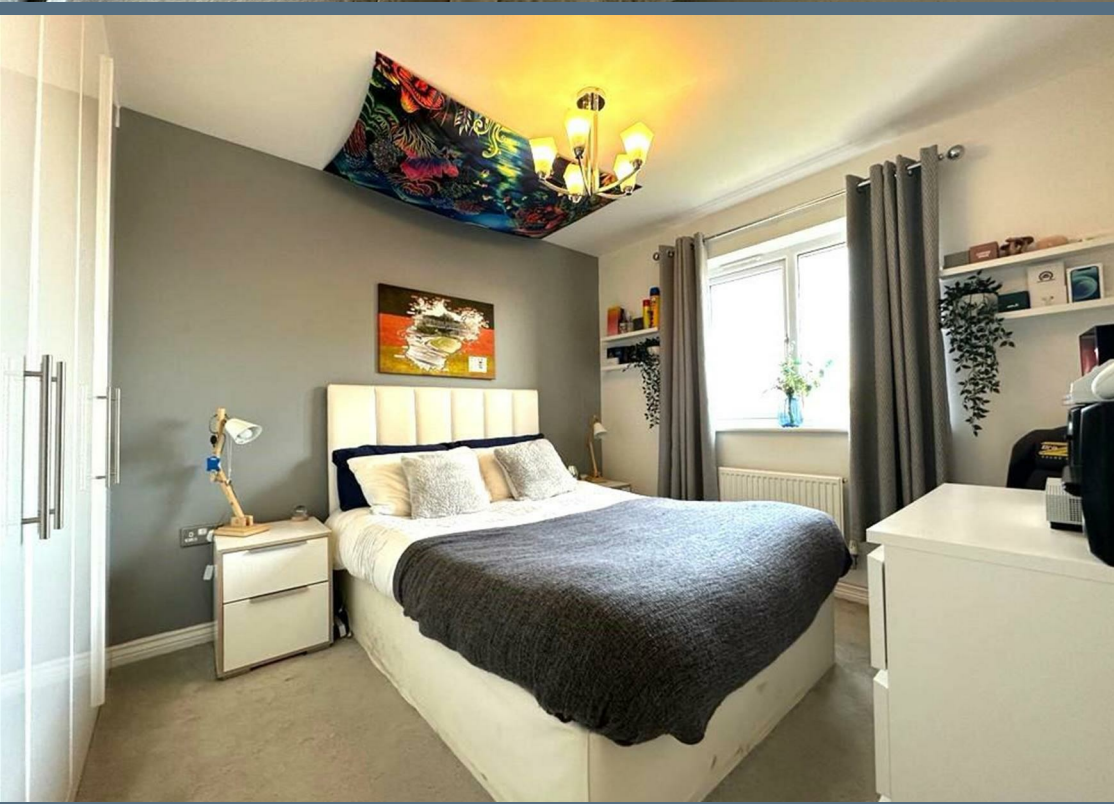
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

### 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.







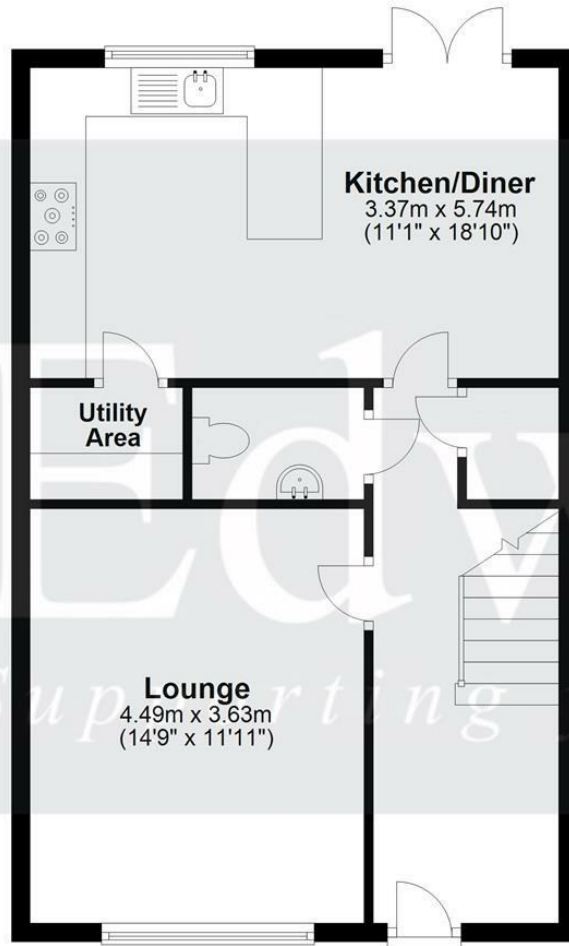






## Ground Floor

Approx. 53.2 sq. metres (572.5 sq. feet)



## First Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



Total area: approx. 103.1 sq. metres (1109.5 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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

