



Welden  
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**FOR SALE**

**174 Chapel Street, Tiverton, Devon EX16 6DF**  
**£335,000**

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**Edwards**  
*Supporting your every move*

Conveniently located within easy reach of the town centre, this beautifully presented three-bedroom home offers spacious and versatile living. Including a stunning kitchen/diner, two reception rooms, and a beautifully presented, fully enclosed garden.



## Description

Step inside this beautifully maintained family home, where a welcoming entrance porch provides a practical space for coats and shoes before leading into the heart of the property – a bright and spacious kitchen/dining room.

Designed with both everyday living and entertaining in mind, the kitchen features a range of cream wall and base units complemented by solid wood worktops, alongside an integrated oven and hob. A breakfast bar offers casual seating, while there is ample space for a dining table, creating a sociable and versatile environment for family life. Adjacent to the kitchen is a useful utility room fitted with modern grey cabinetry, additional sink space and plumbing for a washing machine, along with a convenient ground-floor WC.

To the rear of the property, a charming snug provides a relaxing retreat. Flooded with natural light from bi-fold doors opening onto the garden, this flexible reception space is perfect as a family room, reading room or playroom.

Beyond the bi-fold doors lies a fully insulated garden studio, offering exceptional versatility. Currently used as a home office, this impressive space could equally serve as a gym, hobby room or occasional guest accommodation. Complete with roof windows, garden views and independent electric heating, it provides a comfortable environment throughout the year.

The stunning rear garden has been thoughtfully designed for low-maintenance enjoyment. A generous patio creates an ideal setting for outdoor dining and entertaining, enhanced by an electric awning for shade on sunny days. The lawn is complemented by a stylish summerhouse and practical workshop, while double gates provide useful side access to the front of the property.

The principal living room extends the full depth of the house, offering a spacious and inviting setting for family gatherings. Neutral décor and a feature gas fireplace creates a warm and welcoming atmosphere.

Upstairs, the property offers three well-proportioned double bedrooms and a family bathroom. The impressive principal bedroom benefits from fitted sliding wardrobes and a contemporary en-suite shower room, features stylish mosaic flooring, full-height tiling and a double shower enclosure.

The remaining two bedrooms are both generous doubles, making them ideal for growing families, guests or home working. Completing the accommodation is a striking family bathroom featuring a corner bath, separate double shower, heated towel rail and WC.

Lovingly cared for by the current owners, this attractive home combines spacious accommodation, flexible living spaces and a highly convenient location close to the town centre, making it an excellent choice for families, professionals and first-time buyers alike.

## Services, Tenure & Council Tax

Freehold

Council Tax Band - C

All Mains Connected

Approx Mobile Speeds - EE, Three, Vodafone - Likely O2 - Limited

Ofcom Broadband Speeds - Ultrafast

## 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

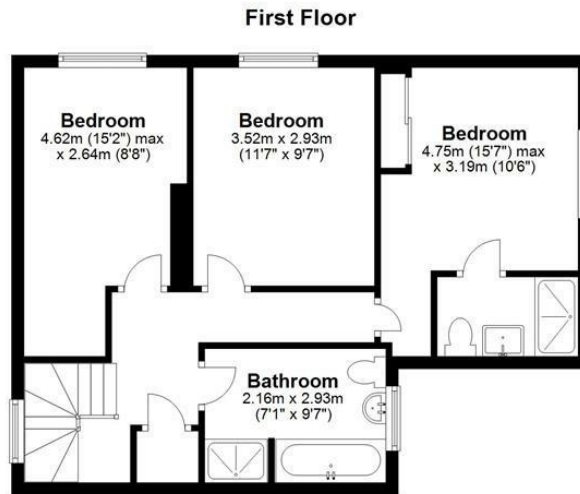
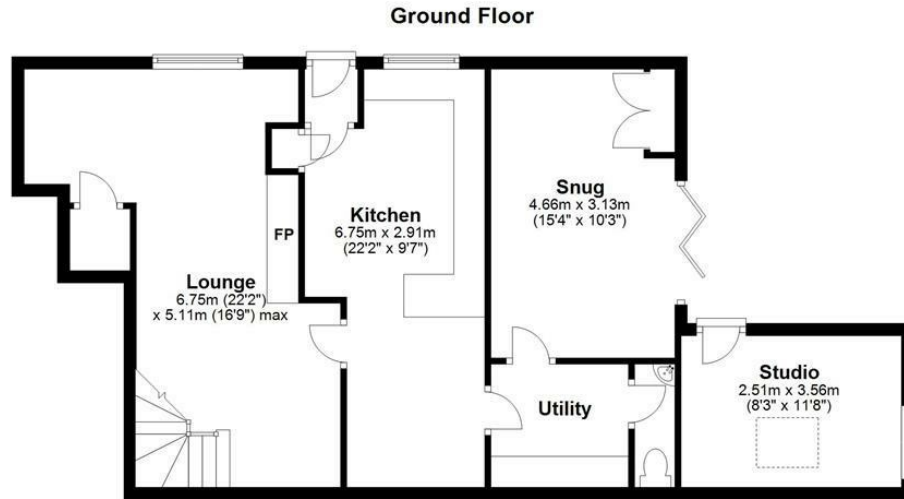
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## Disclaimer

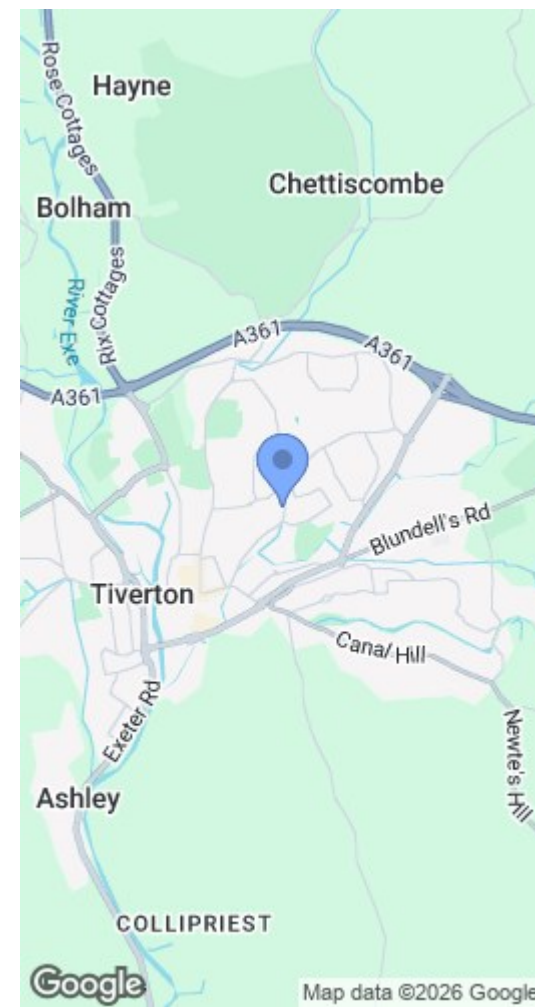
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.







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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		66	
(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	