



12 Ham Place, Tiverton, Devon EX16 6PQ
£350,000

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Tucked away within a blissful riverside setting, this charming home offers a private enclosed garden, spacious and light-filled living areas, and a cosy lounge with a log burner. With four generous double bedrooms, multiple shower rooms, walk-in dressing areas, and a versatile garden room, it's perfectly designed for both relaxing and entertaining.



Description

Step through the gate into a beautifully enclosed garden — a true haven for relaxing in the warmer months. This private and peaceful oasis feels wonderfully secluded, enhanced by the gentle sound of the nearby river. Wrapping around the property, it provides a safe and idyllic environment for families, children, and pets to enjoy. To the rear, a well-positioned log store makes excellent use of the space, while two externally accessed outbuildings add further versatility. One serves as a charming summer house, fully insulated and powered, offering excellent potential as a home office or a cosy retreat. The second, attached to the property, provides secure and convenient storage.

Patio doors lead into the dining area, an inviting space perfect for gathering with family and friends while enjoying lovely views over the garden. From here, the layout flows effortlessly into a cosy yet well-proportioned lounge, centred around a charming log burner that brings warmth and character on cooler evenings. This room forms the social heart of the home, seamlessly connecting the living spaces.

To one side, a step leads down into a characterful kitchen, beautifully finished with wooden worktops and stylish cabinetry that complement the home's charm and offers ample storage. A range alcove houses a cooker, while distinctive stone-tiled flooring completes the space. Beyond, a practical utility area provides space for a washing machine and dryer, neatly integrated into the design, along with a convenient ground floor toilet.

Returning through the living room, a door leads into a wide hallway, which continues to a sleek and contemporary shower room. Finished with modern waterproof panelling, this space is both stylish and highly practical.

Further along, you'll find an impressive and generously sized principal bedroom. Flooded with natural light from sliding doors and picture windows, this elegant space also benefits from a walk-in wardrobe, enhancing both luxury and functionality. The sliding doors open into a delightful garden room — ideal for entertaining or enjoying peaceful moments throughout the year.

A spiral staircase rises from the rear of the living room to the upper floor. Here, an additional shower room provides extra convenience, while two well-proportioned double bedrooms offer bright and comfortable accommodation. Both rooms enjoy excellent natural light and ample floor space, with one benefitting from a walk-in dressing area. At the top of the house, a further spacious double bedroom features its own walk-in storage/dressing space, completing this versatile and beautifully arranged home.

Council Tax, Services & Tenure

Council Tax Band - B

Freehold

All Mains Connected

Ofcom Broadband Speeds - Ultrafast 900mbps

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

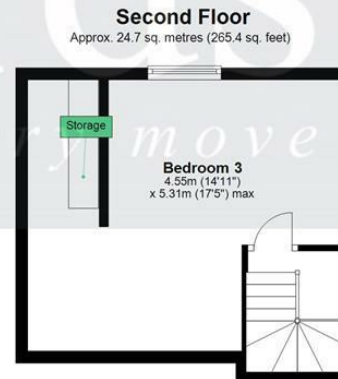
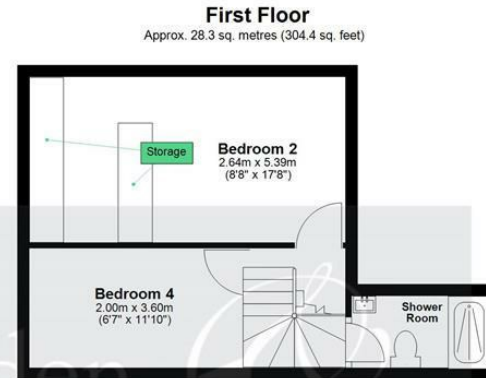
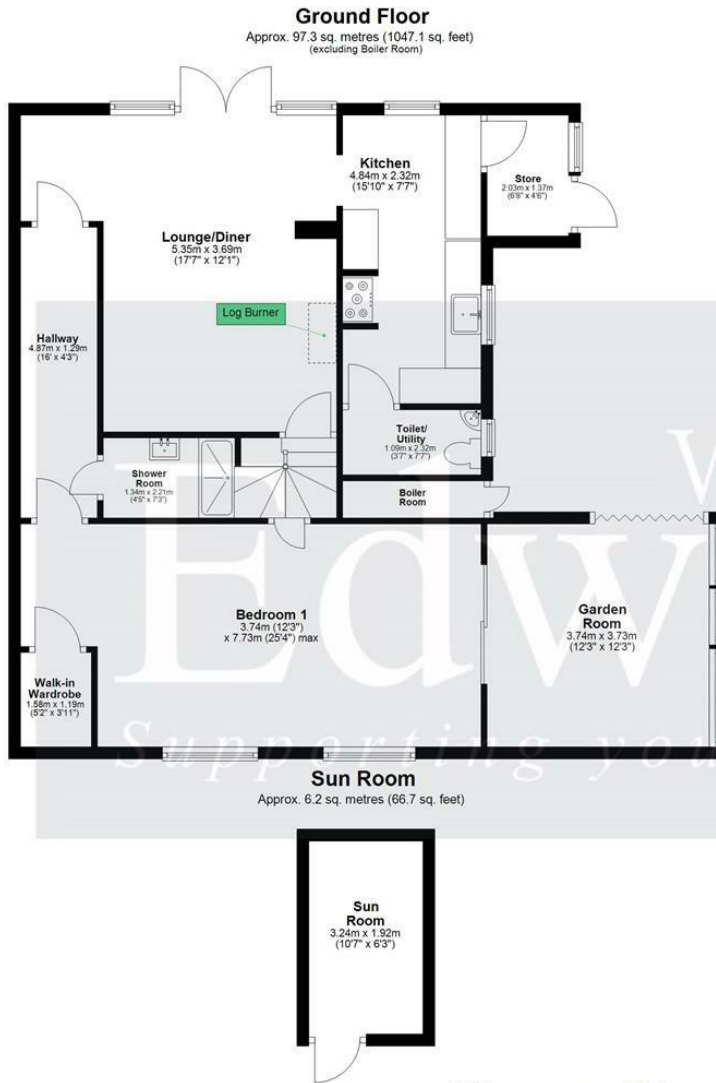
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

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.

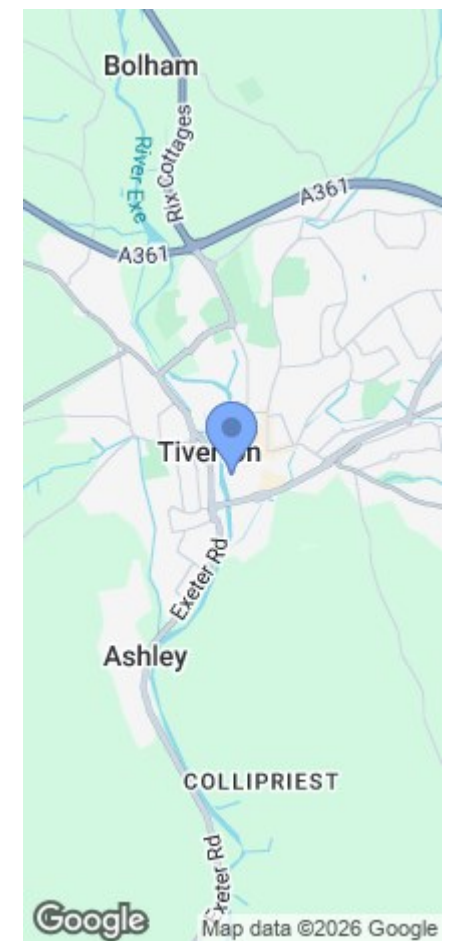






Total area: approx. 156.4 sq. metres (1683.6 sq. feet)

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	