



**14 Cowleymoor Road, Tiverton, EX16 6HH**  
**£340,000**

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

*Discover this beautifully presented three-bedroom semi-detached home, now available to the market. This charming property features a bespoke, stylish kitchen, a generously sized lounge complete with a cosy woodburner, and a low-maintenance rear garden—perfect for modern living. Further benefits include useful outbuildings and a garage, offering excellent storage and versatility.*



### Description

Upon entering the property, you are greeted by a practical entrance porch, leading through to a spacious and welcoming hallway that provides access to all ground floor rooms. To the left, the impressive lounge offers a warm and inviting space, bathed in natural light from the striking bay window. A charming woodburning stove enhances the cosy atmosphere, making it an ideal retreat during the colder months.

To the rear of the property lies the stunning kitchen/diner, thoughtfully designed with a bespoke range of base units and an elegant glass display cabinet. The kitchen is further complemented by integrated appliances and a beautiful butler’s sink, blending style with practicality. A walk-in pantry adds valuable storage, while a rear porch provides convenient access to the driveway. An adjoining utility room offers additional worktop space and plumbing for a washing machine.

The kitchen flows seamlessly into the dining area, creating a superb space for both everyday living and entertaining. The dining room itself is a delightful setting, offering ample space for a large table and chairs, and featuring a charming feature fireplace as a focal point. From here, a door opens into the conservatory—an excellent addition that enjoys pleasant views over the rear garden and fills the space with light.

Completing the ground floor is a convenient cloakroom fitted with a WC and hand basin.

Upstairs, the first floor comprises three well-proportioned bedrooms and a modern family bathroom. The principal bedroom is a particularly spacious and elegant room, enhanced by a large bay window that allows for an abundance of natural light. The second bedroom is another generous double, while the third is a comfortable single room. The family bathroom is tastefully finished and includes a bath with shower over, WC, and hand basin.

Externally, the rear garden offers an attractive and versatile outdoor space, featuring a generous patio area ideal for alfresco dining, with the remainder laid to lawn. Two substantial outbuildings provide excellent flexibility, perfect for use as a home office, gym, or hobby space. A garage further enhances the property’s practicality.

To the front, the home benefits from an attractive garden and a driveway providing off-road parking for two vehicles.

### Council Tax, Services & Tenure

Council Tax Band - C  
Freehold  
All Mains Connected

Ofcom Broadband Speeds: Superfast 80 Mbps  
Ofcom Mobile Signal : EE, Vodafone, Three Likely - O2 Limited

### Tiverton

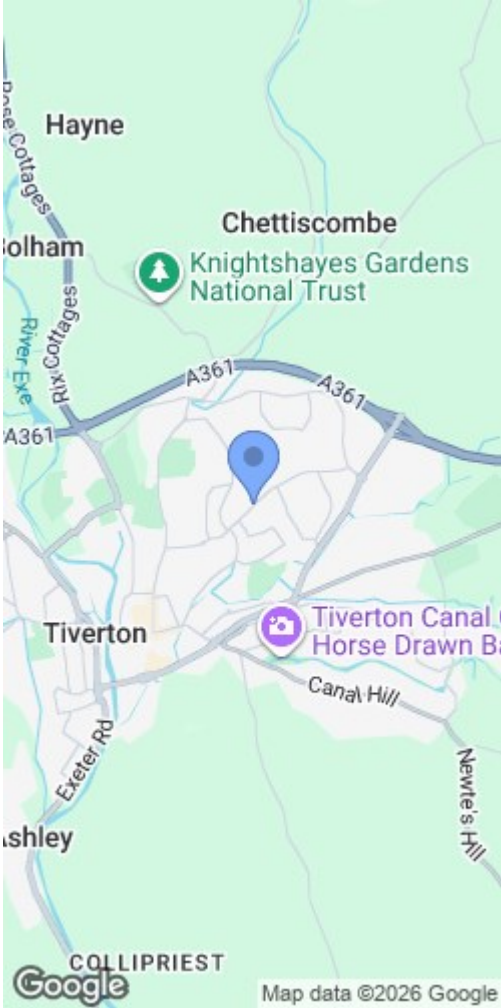
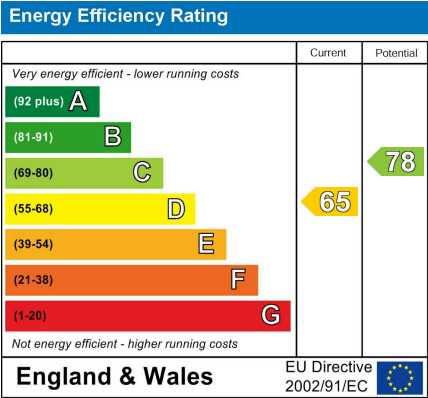
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

### 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.

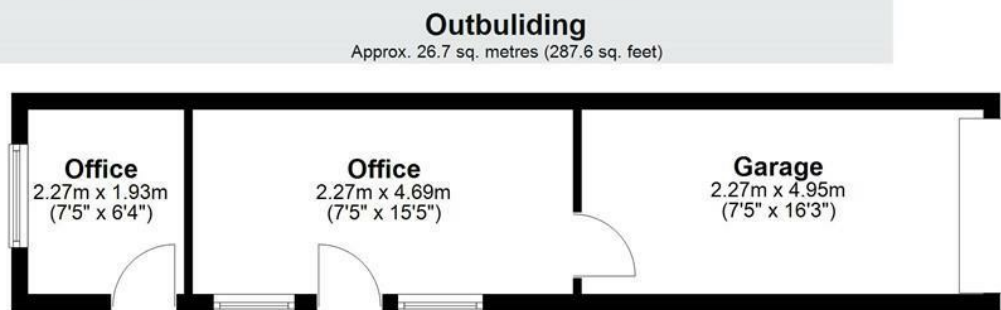
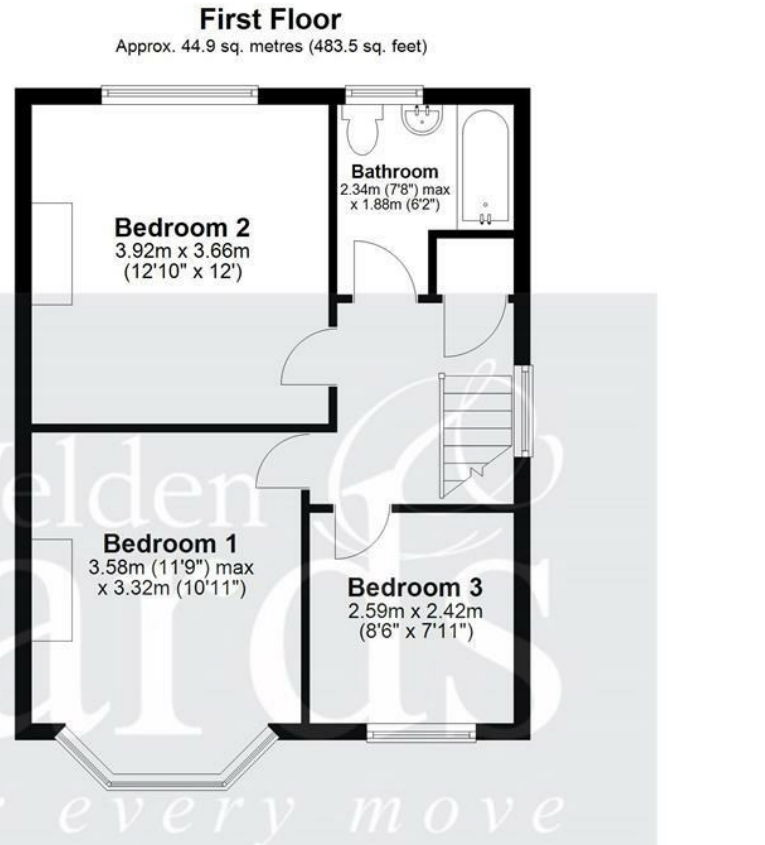
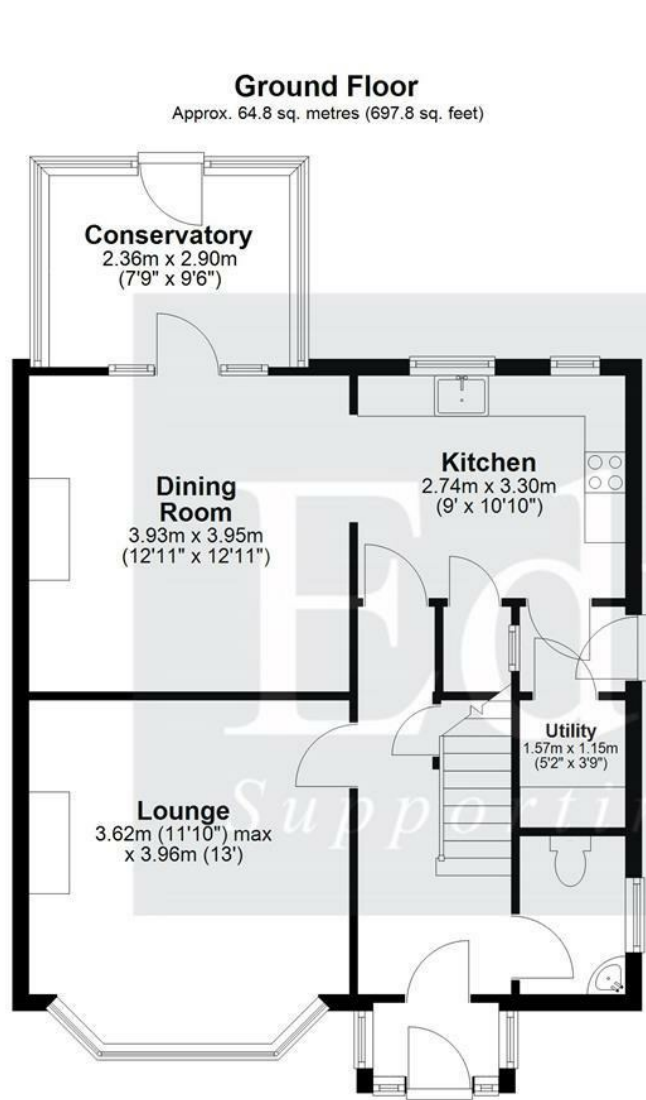
### Disclaimer

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. 136.5 sq. metres (1468.9 sq. feet)

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