



13 Isabella Road, Tiverton, Devon EX16 6EN
Asking Price £325,000

Welden
Edwards
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A beautifully presented semi-detached, three-bedroom chalet bungalow set on an impressive corner plot in the highly sought-after Isabella Road.

Description

Entering through the front door, you step into a generous entrance hall that immediately sets the tone for the space and flow of the home. To the left lies the contemporary kitchen, fitted with sleek white shaker-style wall and base units. It includes an integrated eye-level oven, hob, and plumbing for a washing machine, creating a practical and stylish cooking environment.

Continuing along the hallway, the inviting lounge offers a warm and comfortable place to relax after a long day. It provides ample room for your living furniture and can easily accommodate a small dining table if desired.

Bedroom One is positioned at the rear of the property—a well-proportioned double bedroom filled with natural light from a large window overlooking the garden. Opposite, the Wet Room adds everyday convenience and features a shower, WC, and hand basin.

The ground floor is completed by the dining room, which includes the staircase to the first floor and patio doors opening directly onto the rear garden, creating a lovely indoor–outdoor connection.

Upstairs, you will find two further bedrooms. Bedroom Three is a cosy single room with fitted storage, while Bedroom Two offers a spacious double layout, ideal for guests or family.

The rear garden provides a charming setting for outdoor living, with a patio seating area and stone chippings—perfect for alfresco dining or relaxing in warmer months. At the front, a well-kept garden enhances the kerb appeal, while the substantial side garden offers exciting potential for extension (STPP).

A garage and carport complete the property, adding valuable storage and parking convenience.

Council Tax, Services & Tenure

All Mains Connected

Council Tax Band - B

Freehold

Ofcom Broadband Speeds - Superfast 61Mbps

Ofcom Mobile Signal - EE, Three, Vodafone - 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.

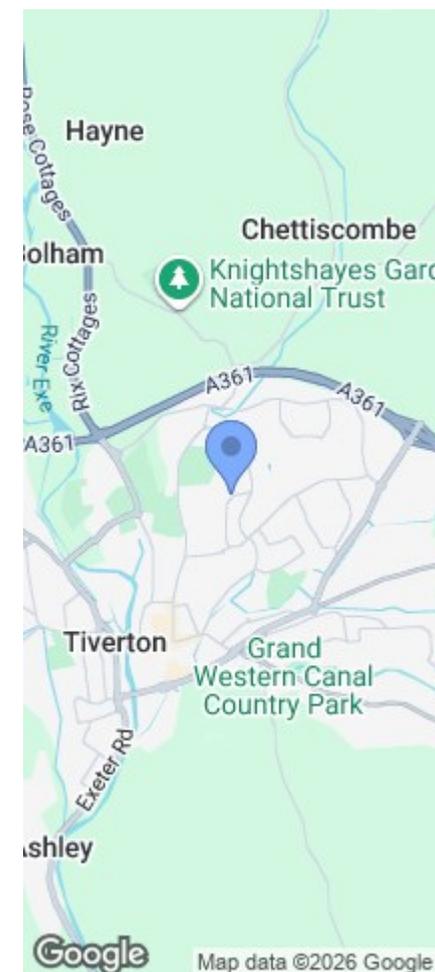
Sales enquiries

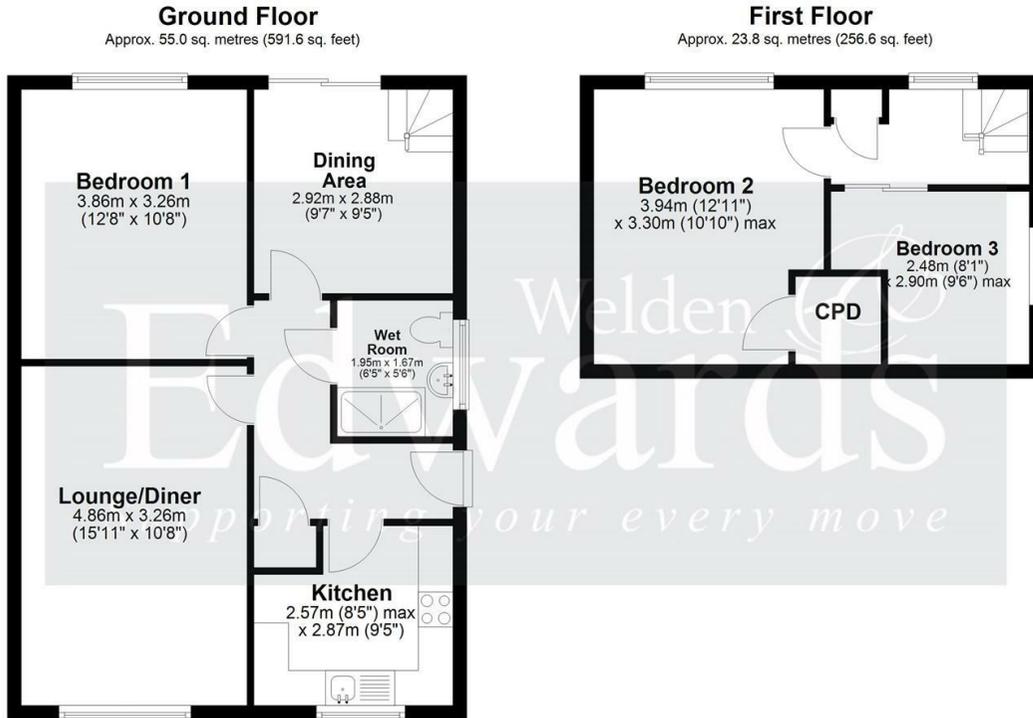
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





Total area: approx. 78.8 sq. metres (848.2 sq. feet)

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



