



STAGS

26 Crowden Crescent, Tiverton, Devon,
EX16 4ET

A spacious detached property with large gardens, in cul-de-sac position, with views over the town.

Tiverton centre 1 mile - M5 (J27)/Tiverton Parkway Station 7 miles

- Three/Four Bedrooms • Bathroom • Spacious Sitting Room • Kitchen/Dining Room • Sun Lounge • Utility & Cloakroom • Established Gardens • Garage & Car Port • Corner Plot

Guide price £375,000

01884 235705 | tiverton@stags.co.uk

SITUATION

The property is situated around half a mile from the centre of the market town of Tiverton and also close by is the basin of the Grand Western Canal with its tow path offering some lovely walks. The town itself boasts a wide range of recreational and retail facilities including banks, building societies, shops, supermarkets, hospital and an 18-hole golf course and leisure complex with swimming pool. The town has an excellent range of educational facilities including Tiverton High School, Petroc College, several first and middle schools and also Blundell's Independent School for boys and girls with its own preparatory school.

Junction 27 of the M5 is approximately 7 miles distant, adjacent to this is Tiverton Parkway Railway Station with regular intercity links to London Paddington taking approximately 130 minutes.

DESCRIPTION

A spacious and individual property built by the Leaman Brothers on a corner plot, with lovely

views. The accommodation provides three double bedrooms and a bathroom on the first floor. On the ground floor is a good sized sitting room, lovely kitchen/dining room, sun room, study/bedroom 4, utility and cloakroom. Outside are landscaped gardens, with garage and car port. Internal inspection is recommended.

ACCOMMODATION

Entrance porch with uPVC front door and window to side. Door to inner hall and further window. Entrance hall with stairs to first floor, understairs storage cupboard, laminate floor to all rooms. Built-in cupboard. Utility with part glazed door to rear and window, wall and base units with laminate work surface, plumbing for washing machine and space for fridge/freezer. Door to garage. Cloakroom with low level WC and pedestal wash hand basin. Sitting room with large picture window to front and side, fireplace with electric coal effect fire. Study/Bedroom 4 with double glazed window to rear with views. Kitchen/diner with a range of wall and base units with laminate work surface, double oven and hob, single drainer ½ bowl ceramic sink, space for



fridge, plumbing for dishwasher, window to side and rear with views towards Knighthayes. Door to sun room with glazed door and windows overlooking the garden.

FIRST FLOOR

Landing with hatch to loft, storage cupboard and further cupboard with boiler. Bedroom 1 with double glazed window, wardrobes along one wall, further storage in eaves, and further cupboard. Bedroom 2 with double glazed window to rear, again with views, and further storage cupboard. Bedroom 3 with double glazed window to rear. Bathroom with panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, pedestal wash hand basin, tiled splashbacks, radiator. Double glazed window to side.

OUTSIDE

The property has a drive and parking for several cars giving access to the car port and garage. To the front is a mature garden with area of lawn and flower borders. A side pathway gives access to

the rear garden which is a particular feature of the property and is divided into areas. The first being flower borders, then an area of lawn again with some flower borders and beyond is a pond with water feature. The upper garden has an area of decking and further lawn. Greenhouse and garden shed.

VIEWING

Strictly by appointment via the agents, Stags, on 01884 235705.

DIRECTIONS

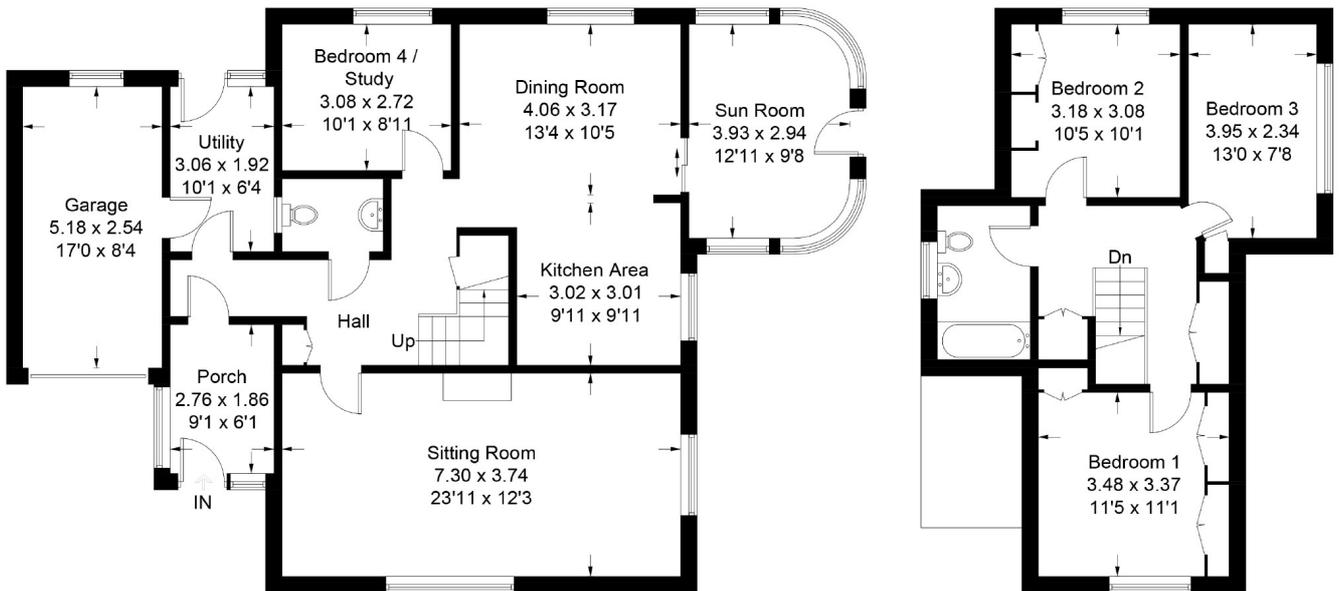
From the multi storey car park turn left onto The Great Western Way and go straight across the first roundabout and take the right turn signed to Cullompton. Continue up Canal Hill and turn left into Spurway Road and then take the first right into Crowden Crescent. Follow the road around to the left and take the the first right turning into the cul-de-sac, where the property will be found in the left corner.

SERVICES

Mains water, electricity and drainage. Gas heating.



Approximate Gross Internal Area = 165.4 sq m / 1780 sq ft
(Including Garage)



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID522752)



19 Bampton Street, Tiverton, Devon, EX16 6AA
01884 235705
tiverton@stags.co.uk



@StagsProperty

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
85-100	A		
69-84	B		
55-68	C		80
49-54	D	55	
39-48	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	