

Crowden Crescent, Tiverton, EX16 4ET

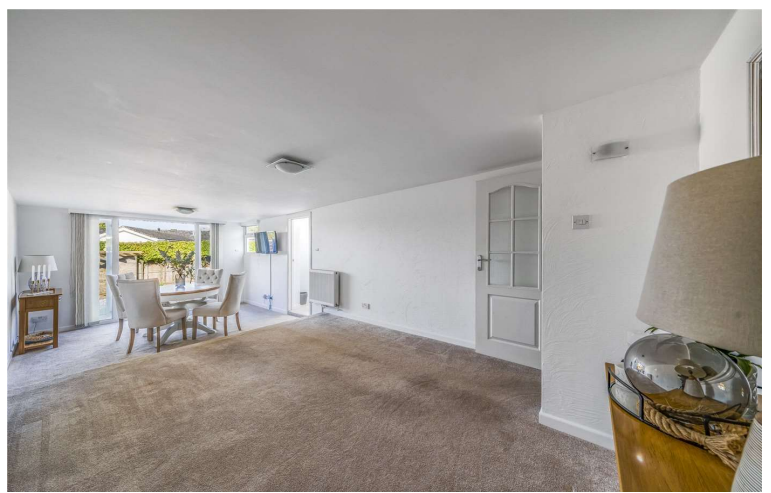
A delightful 2/3-bedroom bungalow, with conservatory, garage and large enclosed garden located within minutes of The Great Western Canal.

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DESCRIPTION:

Crowden Crescent is a modern, semi-detached bungalow located in a sought-after area. With large enclosed rear garden, garage and conservatory, this property really needs to be seen to be fully appreciated.

The property is well situated in a very popular residential area on the outskirts of Tiverton. Nearby is the Grand Western Canal, offering picturesque walks, horse drawn barge trips and tea rooms. Nearby is a bus stop offering a regular bus service into the town centre.

You enter the bungalow into a spacious entrance hall, a large storage cupboard provides ample space for shoes, coats etc. The modern kitchen is on your left, has a generous number of white wall and base units, integrated appliances including washing machine and fridge. A door provides direct access to the garage, this has an electric door, enough room to store a car and still has ample room to store other items. The cloakroom has close coupled low level WC, pedestal wash hand basin & radiator. Following on is the dining room/bedroom three, the double French doors keep this room light and bright and provide direct access to the garden, this room would make a very generous sized bedroom or as currently used, a spacious dining room. A side door takes you into the conservatory, this room provides the perfect place to relax with elevated views over Tiverton and surrounding countryside. The

sitting room is a generous size room with a large window facing the front aspect.

Bedroom One is a good size double bedroom with built in storage, a large window and door providing direct access to the conservatory.

Bedroom Two is another good size double room with built in storage, access door to the conservatory and window.

The family bathroom has a shower cubicle, low level WC, hand basin and towel rail.

OUTSIDE:

The large enclosed rear garden offers a generous space to relax, with the main area of the garden being stone, this garden is low maintenance and offers several development options. To the front of the property is an enclosed garden and concrete drive that leads you to the garage.

Services: Mains electric, gas, water, and drainage.

Council Tax Band: - C

Buyers:

PLEASE NOTE: Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of



AT A GLANCE:

- Located in a sought-after location.
- Extended Semi-Detached Bungalow
- 2/3 Bedrooms
- Large Enclosed Garden
- Modern
- Conservatory
- Driveway
- Garage

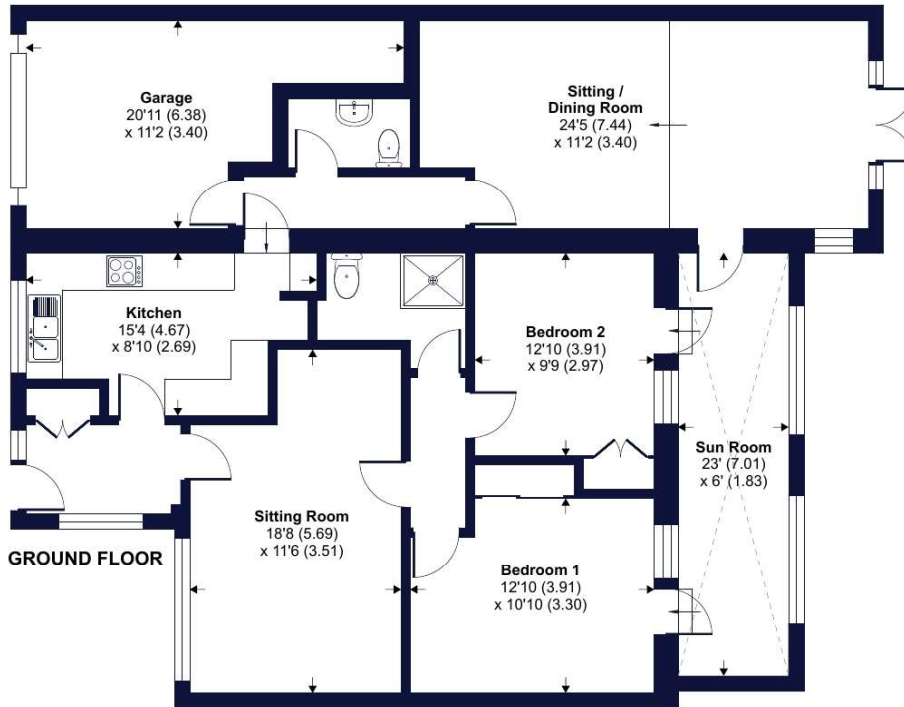
PROPERTY INFORMATION:

- To be advised
- Council tax Band: C
- Mains electric, gas, water, and drainage.

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Approximate Area = 1441 sq ft / 133.8 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 984460



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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