



## Lace Crescent, Tiverton, EX16 5FH

A modern four-bedroom detached home in the sought-after Rackenford Meadow area. With the added benefits of a garage, and ample parking. This home offers the perfect blend of comfort and convenience.

**Winkworth**

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## DESCRIPTION:

Don't miss this spacious and well-presented property, offering generous accommodation throughout

Featuring an inviting entrance hallway, a bright living room, and a modern fitted kitchen-diner with French doors leading to the rear garden. Additional conveniences include a utility room and a downstairs WC. .

The home boasts four well-sized bedrooms, including a master with an en-suite, plus a stylish family bathroom.

## OUTSIDE:

You'll find a great-sized rear garden, a garage, and a driveway providing ample off-street parking.

Situated in a sought-after location close to shops, schools, and excellent transport links.

Council Tax: Band D - Mid Devon

Services: Mains water, Mains electric and Main Gas

Broadband: Full Fibre Broadband Within This Postcode, Fibre to the Premises.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

boomed.buffoon.greet

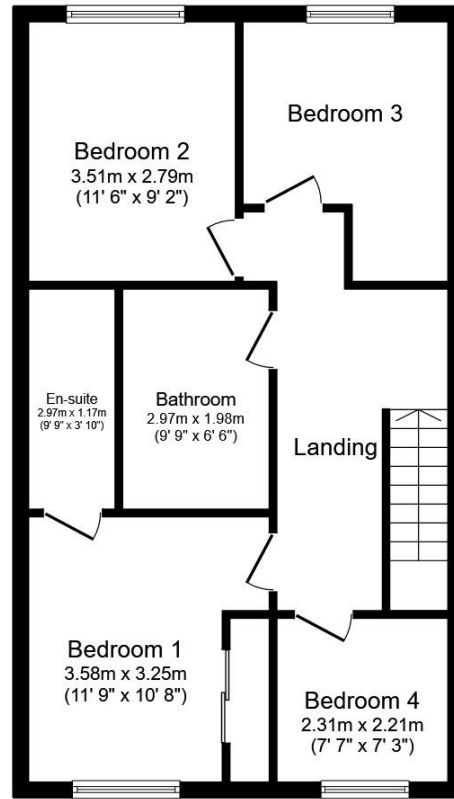
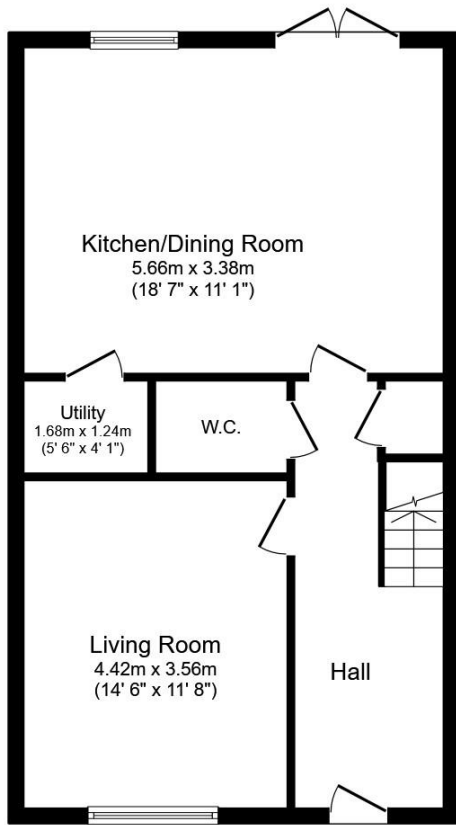


### AT A GLANCE:

- Detached property
- Good size sitting room
- Kitchen/diner with patio doors leading to the rear garden
- Utility Room
- Master bedroom with ensuite
- Three further bedrooms
- Garage
- Off-Street Parking

### PROPERTY INFORMATION:

- Freehold
- Council tax Band: D
- Mains electric, gas, water and drainage.



**Ground Floor**

**First Floor**

Total floor area 116.2 m<sup>2</sup> (1,251 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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