



Arnold Crescent, Tiverton, EX16 5PJ

Welcome to this ideal family home in the heart of Tiverton, offering three spacious bedrooms, a superbly designed kitchen-diner, and fantastic garden spaces for all your outdoor needs. This beautifully presented property has been thoughtfully updated to create a stylish, modern living environment that combines comfort with contemporary flair.

Winkworth

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INFORMATION:

Step inside and discover this stunning three-bedroom home, beautifully extended and meticulously enhanced by its current owners to provide a stylish, contemporary living space perfect for families. Positioned at the highest point of the estate on the town's edge, the property enjoys breathtaking, expansive views across the Exe Valley.

Inside, the home is presented in immaculate condition, displaying a modern yet neutral decor throughout. With UPVC double-glazed windows and doors, as well as gas central heating, this home is both comfortable and energy-efficient.

Off the welcoming entrance hall, there is a spacious study that could easily be converted into a convenient downstairs WC. The hall leads to a generously sized lounge on the right, while further along, a versatile room could be used as an additional office, bedroom, or an extension of the lounge, adding extra flexibility to the floor plan. The highlight of the ground floor is the impressive kitchen-diner, complete with ample work surfaces, cabinets, and drawers, a breakfast bar, and a spacious dining area – perfect for both everyday meals and entertaining.

Upstairs, all three bedrooms are well-proportioned, with two comfortably accommodating double beds. The bathroom is modern and stylish, featuring a WC, sink, and a shower.

OUTSIDE:

At the rear of the property, you'll find a lovely garden space perfect for relaxation and outdoor activities. Additionally, through a side gate, there is access to a generously sized, detached garden area. This versatile outdoor space offers endless possibilities—it could serve as an extended play area, a vegetable garden, or even a private retreat for entertaining. With plenty of room to make it your own, this detached garden is a unique and valuable feature of the property.

This beautifully designed home truly offers a blend of comfort, style, and practicality in a fantastic location.

Council Tax: Band B - Mid Devon

Services: Mains Water, Mains Electric and Main Gas

Broadband: Super-Fast Broadband Available Within This Postcode, Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

blaze.grades.buck



AT A GLANCE:

- Three Bedrooms**
- End of Terrace**
- Far Reaching Views**
- Large Living Room**
- Extended Kitchen Diner**
- Detached Garden**
- Generous Sized Bedrooms**
- Parking**

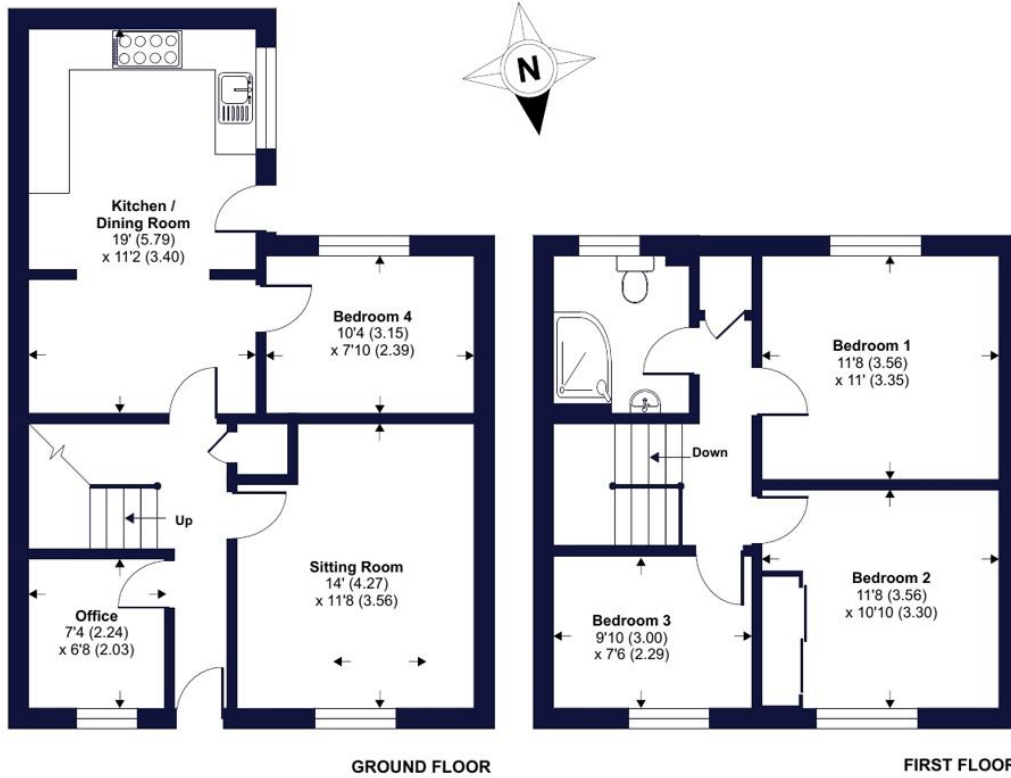
PROPERTY INFORMATION:

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

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Approximate Area = 1103 sq ft / 102.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Winkworth. REF: 1211166



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	84
(69-80) C	71
(55-68) D	
(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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