



Sandy Place, Tiverton, EX16 4FN

This modern Four-bedroom detached home in the desirable Sandy Place, Tiverton, is perfect for families seeking space, style, and convenience.

Winkworth

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DESCRIPTION:

Located in the highly sought-after Sandy Place, Tiverton, this impressive Four-bedroom detached home combines modern design with practical features, offering the perfect setting for family living. Thoughtfully designed with spacious interiors and excellent amenities, this property is sure to appeal to those seeking comfort, convenience, and style.

On the ground floor, the property features a generous lounge that provides a warm and inviting space for relaxing or entertaining. The highlight of the home is the contemporary kitchen/diner, which is both functional and stylish with ample storage, worktop space, and a dining area that opens through patio doors onto the landscaped garden, it creates a seamless connection between indoor and outdoor living. The ground floor also benefits from a utility room, adding convenience to daily life, and a joining garage, which offers excellent potential for conversion into additional living space or a home office if desired.

Upstairs, the property offers four well-proportioned double bedrooms, providing ample space for the entire family. The master bedroom is a true retreat, featuring its own en-suite bathroom for added luxury and privacy. The remaining bedrooms are spacious and versatile, easily adaptable to suit family needs, guest accommodations, or home offices.

OUTSIDE:

The outdoor space has been thoughtfully landscaped to create a private haven for the family. It includes a patio area, perfect for hosting gatherings or enjoying al fresco dining, and a grassy area for children to play or for relaxation. The property also benefits from off-road parking for multiple vehicles, conveniently situated at the end of a private road, ensuring peace and privacy.

This home is ideally located close to a range of local amenities, including shops, schools, and the renowned Tiverton Golf Course. Excellent transport links, such as Tiverton Parkway (J27) and the M5 motorway, provide easy access to nearby towns and cities, making it a fantastic choice for commuters.

This modern, spacious, and well-connected property is the ideal family home, offering a combination of comfort, convenience, and a prime location. Do not miss the opportunity to make this exceptional property your own.

Council Tax: Band E - Mid Devon

Services: Mains Electric, Water and Gas. Broadband: Ultrafast Full Fibre Broadband Within This Postcode. (checked on Openreach 26.11) Fibre to the premises.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 26.11)

Tenure: Freehold

Directions:- Using the what3words app, search:-
housework.establish.drop



AT A GLANCE

- Detached
- Four Bedrooms
- Lounge
- Kitchen/Diner
- Smart Switches Throughout the House
- Landscaped Garden
- Garage joining onto Property
- RGB LED Lighting in the Garden
- Blundells Catchment
- Close to Local Amenities
- Travel Links Nearby
- Smart Lighting throughout the Property

PROPERTY INFORMATION:

- Freehold
- Council Tax Band: E
- Mains Electric, Gas, Water and Drainage.

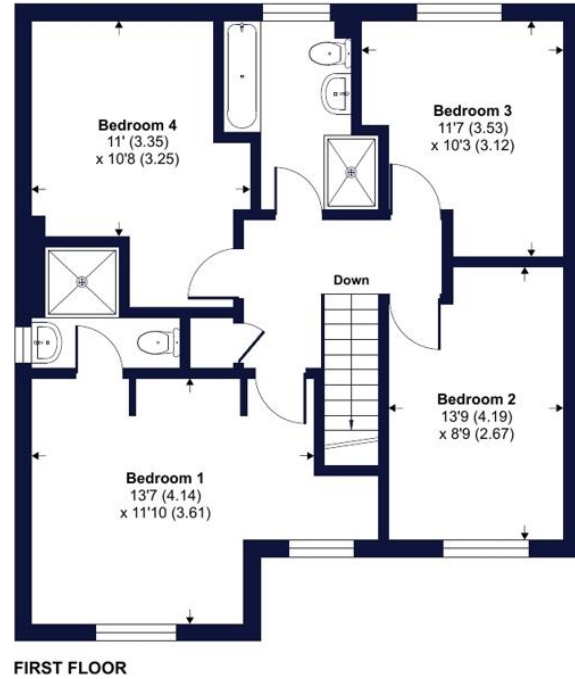
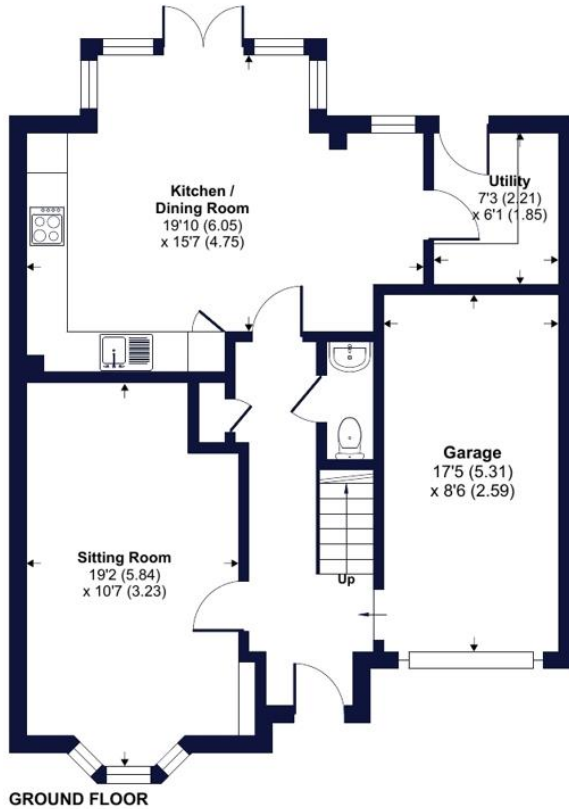
Sandy Place, Devon, EX16

Approximate Area = 1336 sq ft / 124.1 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1489 sq ft / 138.3 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 2024. Produced for Winkworth. REF: 1218910

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	86	
(69-80)	C		
(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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