



Marguerite Road, Tiverton, EX16 6TD

A stunning four-bedroom detached home in a charming Tiverton location. Boasting a generous garden, spacious living areas, a garage, and driveway parking, this property is a must-see to fully appreciate its exceptional features.

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DESCRIPTION:

Upon entering the property, you are welcomed by a spacious and inviting entrance hallway that leads to the living room. The fitted kitchen is well-equipped with high-quality integrated appliances, ample storage, and a stylish breakfast bar, making it an ideal space for cooking and casual dining. Adjacent to the kitchen is a bright and airy conservatory, offering a connection to the outdoor space. The home also benefits from a dedicated dining area, perfect for family meals and gatherings, as well as a practical utility room and a convenient downstairs WC.

Upstairs, the property boasts four generously sized bedrooms, providing comfortable and versatile accommodation. The impressive master bedroom features its own private en-suite, while the remaining bedrooms are well-proportioned and share access to a well-appointed family bathroom.

Externally, this wonderful home offers a fantastic outdoor space, including a great-sized, private, and fully enclosed landscaped rear garden with a patio area, ideal for outdoor dining and entertaining. The beautifully maintained front garden enhances the property's curb appeal, while the integral garage and large driveway provide ample off-street parking.

Situated in a highly desirable location, this home is within easy reach of a variety of local amenities, including shops, well-regarded schools, and excellent transport links, making it a perfect choice for families and professionals alike.

INFORMATION:

Council Tax: Band D - 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:-

[avoid.upgrading.panels](#)

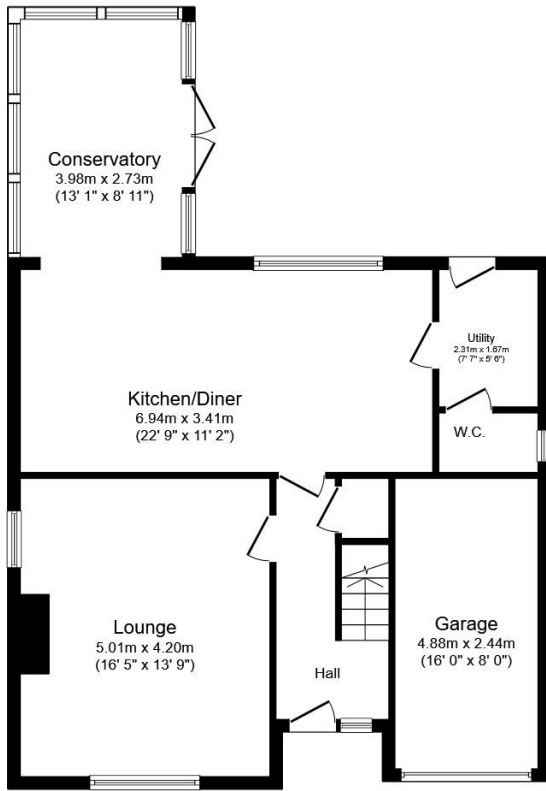


AT A GLANCE:

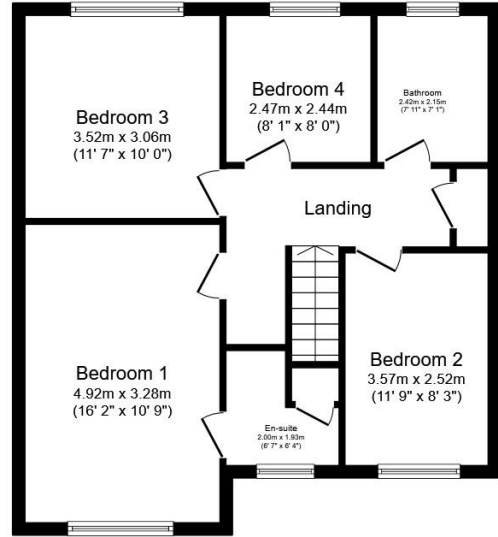
- Spacious four bedrooms**
- Generous plot**
- Bright conservatory**
- Expansive garden**
- Master bedroom with ensuite**
- Sought-after location**
- Conveniently close to schools**
- Close to local amenities**

PROPERTY INFORMATION:

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



Ground Floor



First Floor

Total floor area 145.4 m² (1,565 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(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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