



## Lime Tree Mead, Tiverton, EX16 4PX

Located in the sought-after Lime Tree Mead area of Tiverton, this versatile and generously proportioned link-detached home offers flexible living space ideal for families, professionals, or those working from home. NO ONWARD CHAIN

**Winkworth**

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**DESCRIPTION:**

Situated in the desirable Lime Tree Mead area of Tiverton, this well-presented link-detached property offers a fantastic opportunity for families or those seeking extra space.

The ground floor features a generously sized lounge, a bright and airy kitchen/diner, The conservatory acts as a lovely second reception area, flooded with natural light and offering year-round views over the garden and additional dining area. A downstairs WC adds everyday convenience, especially for families and guests. The layout lends itself well to future open-plan redesigns or extensions, subject to permissions.

The main bedroom is a bright and spacious double, comfortably accommodating larger furniture with room to spare. The second bedroom is also a generous double, ideal for guests or children. The third and fourth bedrooms are similar in size—one is currently used as a home office, while the other functions as a bedroom. Both offer excellent flexibility and could easily be reconfigured into bedrooms, study spaces, or hobby rooms, depending on your needs.

**OUTSIDE:**

The well-maintained rear garden offers both patio and lawn areas, perfect for relaxing or entertaining. The property also benefits from a generous front garden, off-street parking, and a garage—which presents conversion potential, subject to permissions.

Located close to the picturesque Great Western Canal, local schools, and excellent transport links, this property combines convenience with lifestyle appeal.

Council Tax: Band D - Mid Devon

Services: Mains Water, Mains Electric and Main Gas

Broadband: Superfast Broadband to the Premises Available Within This Postcode. Fibre to the Cabinet Broadband.

Mobile Signal: You are likely to get limited coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-  
punchy.pines.logs



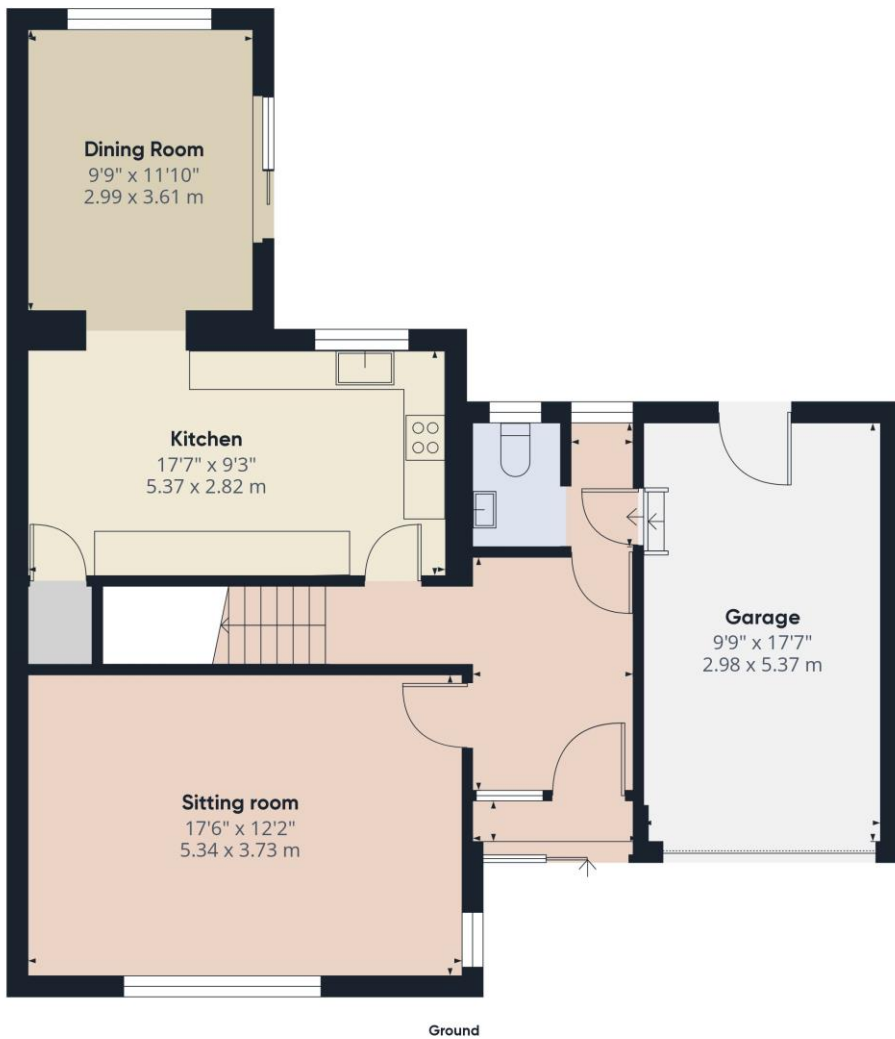


### AT A GLANCE:

- Four bedrooms
- Link-detached
- Generous sized lounge
- Separate kitchen/diner
- Conservatory with garden access
- Private rear garden
- Off-street parking
- Garage
- Close to the great western canal

### PROPERTY INFORMATION:

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

71 C

83 B

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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