



Alsa Brook Meadow, Tiverton, EX16 6RY

Spacious family home with four/five Bedrooms, modern kitchen, versatile living spaces, and detached garage in desirable location.

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DESCRIPTION:

Nestled in a sought-after location, this impressive, detached home offers the perfect blend of modern convenience and flexible living space.

Boasting four to five generously sized bedrooms, this property is ideal for a growing family or those seeking ample room for a home office, guest quarters, or hobby space. Each bedroom provides a comfortable retreat, with plenty of natural light and ample storage options.

The heart of the home is the modern fitted kitchen, equipped with high-quality appliances, sleek countertops, and ample cabinetry, making it a delight for both casual family meals and more formal entertaining. Adjacent to the kitchen is a separate utility room, offering additional storage and laundry facilities, ensuring the main living areas remain uncluttered and organised.

The property features a versatile and spacious living accommodation, with multiple reception rooms that can be tailored to your lifestyle needs. Whether you require a formal dining room, a cosy family lounge, or a playroom for the children, this home delivers the flexibility to adapt as your needs evolve.

The family bathroom is well-appointed with contemporary fixtures and fittings, providing a relaxing space for unwinding after a long day. The master bedroom benefits from its own ensuite shower room, adding a touch of luxury and convenience. Additionally, a downstairs cloakroom WC serves the ground floor, enhancing the practicality of this family-oriented home.

OUTSIDE:

Externally, the property continues to impress with a detached garage, providing secure parking or additional storage space, and a private driveway offering off-road parking for multiple vehicles. The rear garden is a private oasis, perfect for outdoor entertaining, gardening, or simply enjoying some peace and quiet in your own space.

This property truly offers the best of both worlds—modern amenities coupled with flexible living spaces, all set within a desirable location. Don't miss the opportunity to make this exceptional house your new home.

Council Tax: Band E - Mid Devon

Services: Mains electric, water and gas. Broadband: Superfast Fibre Broadband Available Within This Postcode, (checked on Openreach 05.09) Fibre to the cabinet.

Mobile Signal: You are likely to get good coverage. (checked on Ofcom 05.09)

Tenure: Freehold

Directions: - Using the what3words app, search:-
wakes.boxing.relate



AT A GLANCE:

Four/Five Good Sized Bedrooms

Modern Fitted Kitchen

Separate Utility Room

Flexible & Spacious Living Accommodation

Family Bathroom

En-Suite

Cloakroom WC

Detached Garage

Private Driveway

PROPERTY INFORMATION:

Freehold

Council tax Band: E

Mains electric, gas, water and drainage.

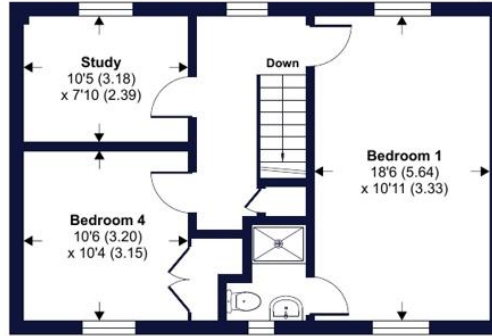
Alsa Brook Meadow, Tiverton, Devon, EX16

Approximate Area = 1572 sq ft / 146 sq m

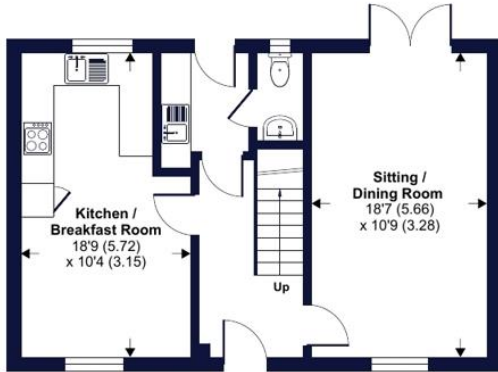
Garage = 140 sq ft / 13 sq m

Total = 1712 sq ft / 159 sq m

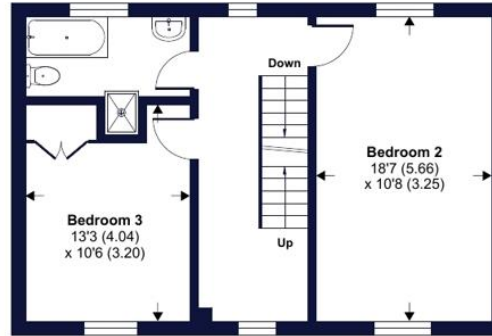
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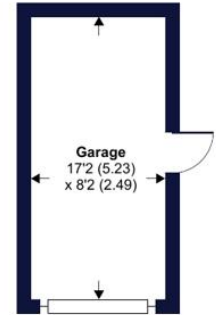
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth. REF: 1177819

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(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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