



Tumbling Field Lane, Tiverton, EX16

Immaculately presented three-bedroom home arranged over three floors. The accommodation features a modern kitchen, a bright dual-aspect lounge, a family bathroom, a cloakroom, and a utility area. Outside, enjoy a fully enclosed rear garden, off-road parking, and the convenience of a garage.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



INFORMATION:

Tucked away on Tumbling Field Lane, just a short distance from Tiverton town centre, this charming family home offers both privacy and convenience. As you approach, a beautiful oak porch, thoughtfully added by the current owners, adds to the property's welcoming appeal.

Upon entering, you are greeted by a bright and inviting hallway, with stairs leading to the first floor. The ground floor features a cloakroom, a third bedroom, and an integral garage. A portion of the garage has been cleverly converted into a practical storage room, accessible from the hallway. Additional conveniences on this level include a utility cupboard and a door that opens into the rear garden.

The first floor serves as the heart of the home, boasting a modern fitted kitchen with a variety of wall and base units. The dual-aspect lounge is generously sized, providing ample space for both relaxation and dining.

On the second floor, you'll find two well-proportioned bedrooms and a family bathroom, completing the living accommodation.

OUTSIDE:

Outside, the property enjoys a delightful enclosed rear garden. A gate leads to a secluded secret garden, with steps descending to the serene riverbank—offering a peaceful retreat to enjoy the natural surroundings.

Council Tax: Band C - Mid Devon

Services: Mains Gas, Electric, Water and Drainage

Broadband: Superfast Broadband Available Within This Postcode, (checked on Openreach 14.01) Fibre to the cabinet.

Mobile Signal: You are likely to get Good Coverage. (checked on Ofcom 14.01)

Tenure: Freehold

Directions:-

Using the what3words app, search:-

teams.impose.rips

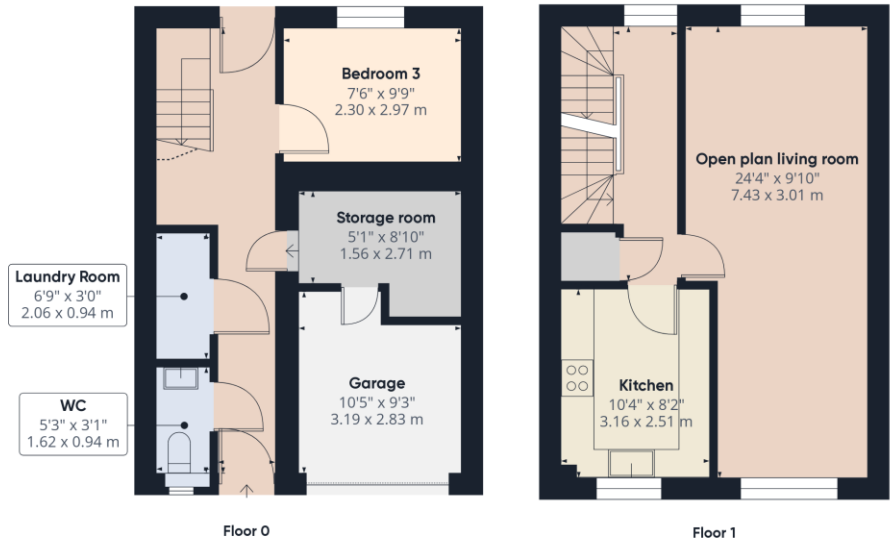


AT A GLANCE:

- Townhouse**
- Three Bedrooms**
- Dual Aspect**
- Modern Kitchen**
- Garage**
- Off-Street Parking**
- Close to Local Amenities**
- Good Travel Links**

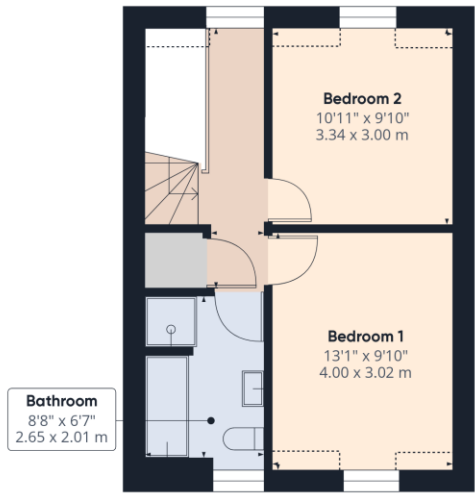
PROPERTY INFORMATION:

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



Floor 0

Floor 1



Floor 2

Approximate total area⁽¹⁾
 1093.39 ft²
 101.58 m²

Reduced headroom
 23.93 ft²
 2.22 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 84 | 84 |
| (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.