



Cudmore Park, Tiverton, EX16 4QJ

Cudmore Park presents a detached three-bedroom home ideally situated in a highly desirable location near The Grand Western Canal, the property boasts captivating views of Tiverton and the surrounding countryside.

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DESCRIPTION:

We are excited to present this stunning three-bedroom detached house, distinguished by its spacious layout and contemporary design. Seamlessly blending modern elegance with practicality, this residence offers an unmatched living experience for those with refined tastes.

Upon entering, you are greeted by a generous entrance hall leading to a wide hallway. To the left, you'll find access to the garage, while a cloakroom is conveniently located to the right. The heart of the home is the modern kitchen featuring a gas hob and marble countertops. Adjacent is the open-plan living/dining area, perfect for hosting gatherings or enjoying relaxation with loved ones. Step out onto the rear balcony to revel in the breathtaking vistas and soak in the sunlight.

The ground floor hosts a family bathroom with a panelled bath and walk-in shower, as well as a master bedroom complete with a contemporary ensuite and direct access to the garden. Additionally, a spacious double bedroom with a fitted wardrobe offers ample space for relaxation, providing an ideal retreat for family members.

In addition to its many features, the property boasts a spacious garage equipped with an electric door, providing convenient access for residents. Ample parking space is available, ensuring accommodation for multiple vehicles, ideal for households with diverse transportation needs.

OUTSIDE:

The garden is a highlight of the property, offering easy accessibility with four access points, enhancing convenience and flow between indoor and outdoor spaces. Primarily paved for low maintenance, the garden is thoughtfully landscaped with charming flowerbeds, lending colour and vibrancy to the surroundings. Moreover, a dedicated vegetable garden provides the opportunity for residents to cultivate their own produce, promoting sustainability and a connection to nature. The outdoor space also accommodates alfresco dining, providing a perfect setting for enjoying meals in the fresh air and entertaining guests amidst the tranquillity of the surroundings.

Services: Mains gas, water and electric

Broadband: Standard Broadband Available Within This Postcode, (checked on Openreach 13.05) Fibre to the cabinet

Mobile Signal: You are likely to get limited coverage (checked on Ofcom 13.05)

Tenure: Freehold

Council Tax Band D

Directions:-

Using the what3words app search:-

///vague.mint.sheets




AT A GLANCE:

Detached
Two Double Bedrooms
Modern Kitchen
Balcony
Close to The Grand Western Canal
Ensuite
Open Plan Living/Dining Area
Outstanding Views

PROPERTY INFORMATION:

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

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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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