



Allotment Approach, Tiverton, EX16

This large four-bedroom detached property offers the perfect blend of modern living, space, and convenience. Ideal for families, professionals, or those looking for a peaceful yet well-connected location, this home is just a short distance from a variety of local amenities and excellent travel links.

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



DESCRIPTION:

This well presented four-bedroom detached family home enjoys a truly enviable position, boasting private south-facing gardens at the rear and uninterrupted views over open fields at the front. Nestled on the edge of town within the highly sought-after 'Rackford Meadow' development, the property offers a perfect blend of modern comfort, spacious living, and scenic surroundings.

Stepping inside, you are welcomed into a bright and inviting entrance hall, setting the tone for the generous accommodation throughout. At the heart of the home is a superb open-plan kitchen and family room, thoughtfully designed for both everyday living and entertaining. This well-appointed space is located at the rear of the house, offering direct access to the beautifully maintained south-facing garden, ideal for outdoor dining and relaxation.

At the front of the property, the spacious living room provides a warm and comfortable setting, benefiting from large windows that frame the lovely open views. Additionally, a dedicated office or study is also situated at the front, making it a perfect space for home working while enjoying the picturesque outlook.

Ascending to the first floor, you will find four well-proportioned bedrooms, all designed with comfort and functionality in mind. The primary bedroom, positioned at the front of the house, enjoys breathtaking views over the open fields and features a stylish en-suite bathroom. Bedroom two also benefits from the same scenic aspect, creating a peaceful and tranquil retreat. The remaining two bedrooms are located towards the rear, overlooking the private garden, and are serviced by a modern family bathroom.

OUTSIDE:

Externally, the property boasts a private south-facing garden, offering an ideal outdoor space for families to enjoy. With a well-maintained lawn and patio area, it provides the perfect setting for relaxation and entertaining. To the side of the property, there is a garage alongside a driveway with ample parking for two to three cars.

Presented in good decorative order and offered with no onward chain, this large home is ready for immediate occupation. With its prime location, spacious layout, and stunning views, this property presents a rare opportunity to acquire a truly special family home.

Council Tax: Band E - Mid Devon

Services: Mains Water, Mains Electric and Main Gas

Broadband: Full Fibre Broadband Available Within This Postcode.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

grand.bucket.years

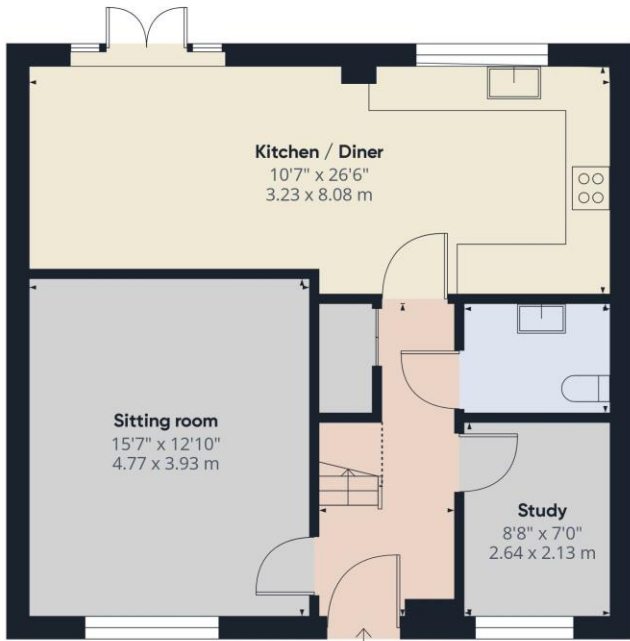


AT A GLANCE:

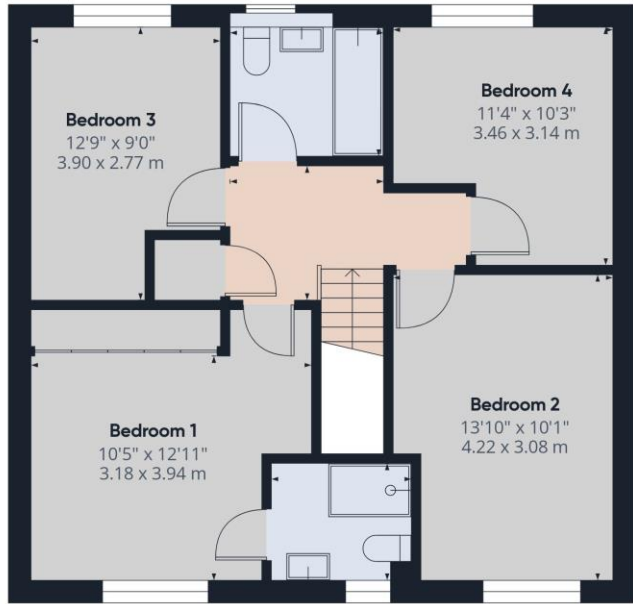
- Four Bedroom**
- Detached**
- Kitchen/Diner**
- Lounge**
- Home Office**
- Garage**
- Off-Street Parking**
- Close to Local Amenities**
- Good Travel Links**

PROPERTY INFORMATION:

- Freehold**
- Council Tax Band: E**
- Mains Electric, Gas, Water and Drainage.**



Floor 0



Floor 1

Approximate total area⁽¹⁾
 1293.4 ft²
 120.16 m²

Reduced headroom
 8.78 ft²
 0.82 m²

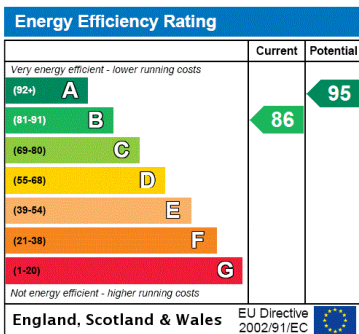
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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.