





# Canal Hill, Tiverton, EX16 4JJ

**A well-presented detached four-bedroom bungalow near the picturesque Great Western Canal offers spacious and versatile single-level living in a sought-after location.**

Winkworth

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## DESCRIPTION:

A well-presented detached four-bedroom bungalow ideally located close to the picturesque Great Western Canal, offering spacious and versatile single-level living in a sought-after setting. This attractive home is perfect for families, downsizers, or anyone seeking generous accommodation with easy access to scenic countryside walks.

The property features a bright and spacious living room with ample space for relaxing and entertaining, alongside a large kitchen/diner that forms the heart of the home — ideal for family meals and social gatherings. Four well-proportioned bedrooms provide flexible options for sleeping accommodation, guest space, or a home office. A family bathroom and separate WC add everyday convenience.

A central hallway provides a practical flow between rooms, enhancing the sense of space and accessibility throughout. Large windows allow plenty of natural light to fill the interior, creating a warm and welcoming atmosphere.

There is an enormous roof space with windows, conversion to further living accommodation.

## OUTSIDE:

Outside, the property benefits from generous garden space, providing an excellent area for outdoor dining, gardening, or family activities. The garden offers a private and pleasant setting with plenty of potential to personalise.

Externally, the bungalow benefits from its peaceful location near the canal, offering easy access to walking and cycling routes and a pleasant outdoor lifestyle. The property is also conveniently positioned for local amenities, schools, and transport links, making it an excellent choice for a wide range of buyers.

Early viewing is highly recommended to fully appreciate the space, layout, and desirable location this home has to offer.

## INFORMATION:

Council Tax: Band D - Mid Devon

Services: Mains Electric, Water and Gas. Broadband: Ultrafast Full Fibre Within This Postcode.

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

pets.indeed.loudly





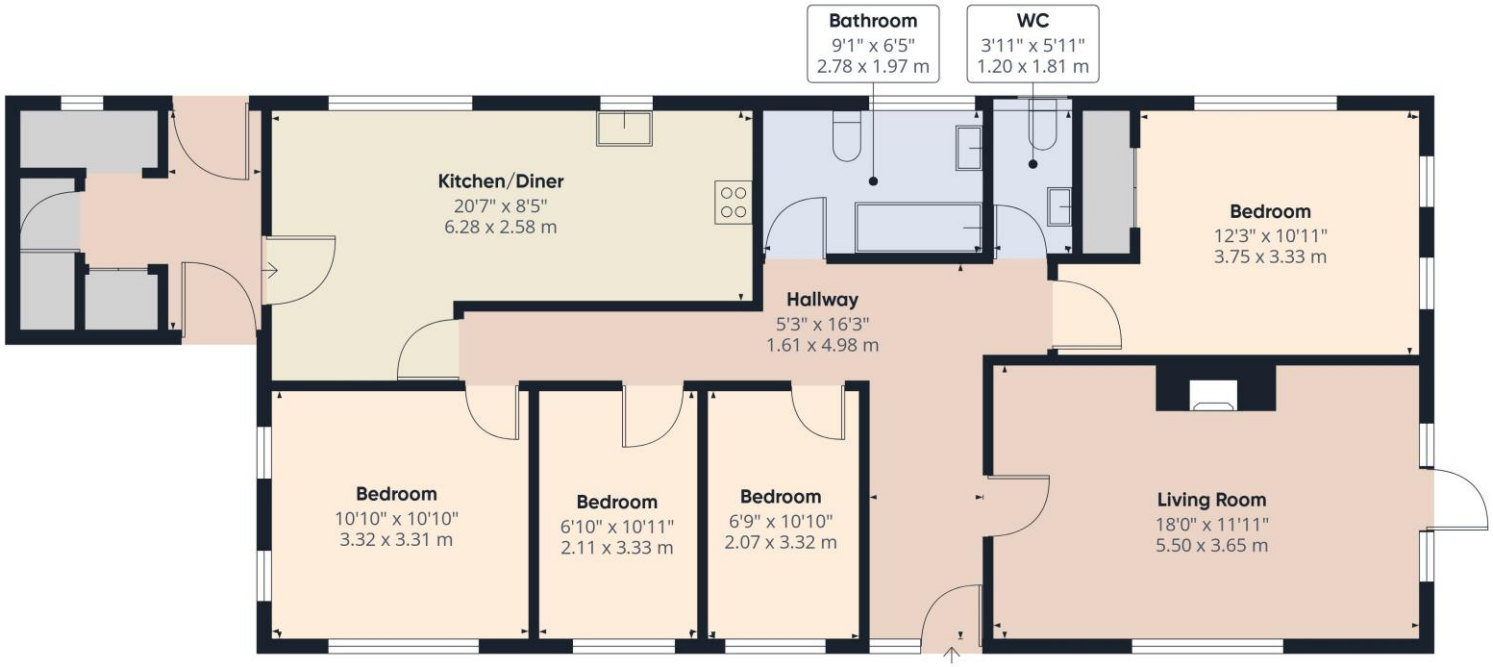


## AT A GLANCE:

Detached bungalow
Four bedrooms
Convenient central location
Comfortable sitting room
Kitchen Diner
Separate storeroom and utility room
Garage
Attractive, well-kept garden
Extensive roof space with conversion potential
Close to the great western canal

## PROPERTY INFORMATION:

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




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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