



## Temple Crescent, Tiverton, EX16 4AZ

A chance to acquire this Three-bedroom terraced home in Temple Crescent, Tiverton, with off-street parking, spacious living accommodation and a kitchen/diner.

**Winkworth**

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## DESCRIPTION:

A well-proportioned three-bedroom terraced property situated in Temple Crescent, Tiverton, offering comfortable family accommodation arranged over two floors, with off-street parking to the front and a tiered rear garden.

On the ground floor, the property features a welcoming living room, together with a spacious kitchen/diner providing a practical and sociable space for everyday living and entertaining. There is also a utility room and convenient downstairs WC.

To the first floor are three bedrooms, including two good-sized bedrooms and a further bedroom ideal for a child, guest room or home office. The accommodation is completed by a family bathroom.

Externally, the property benefits from off-street parking to the front. To the rear is a tiered garden, offering several distinct areas, including a patio at the bottom, a central storage area, and a lawned section at the top, providing useful outdoor space for relaxing, entertaining, and gardening.

Overall, this is a practical three-bedroom home with well-balanced accommodation and useful outside space, ideally suited to first-time buyers, young families or those looking for a home in Tiverton.

## INFORMATION:

**Council Tax:** Band B - Mid Devon

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

**Mobile Signal:** You are likely to get good coverage.

**Tenure:** Freehold

**Directions:-**

Using the what3words app, search:-

[hulk.buddy.spill](https://www.what3words.com/hulk.buddy.spill)

**PLEASE NOTE:** Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25.00 is levied for each verification undertaken.

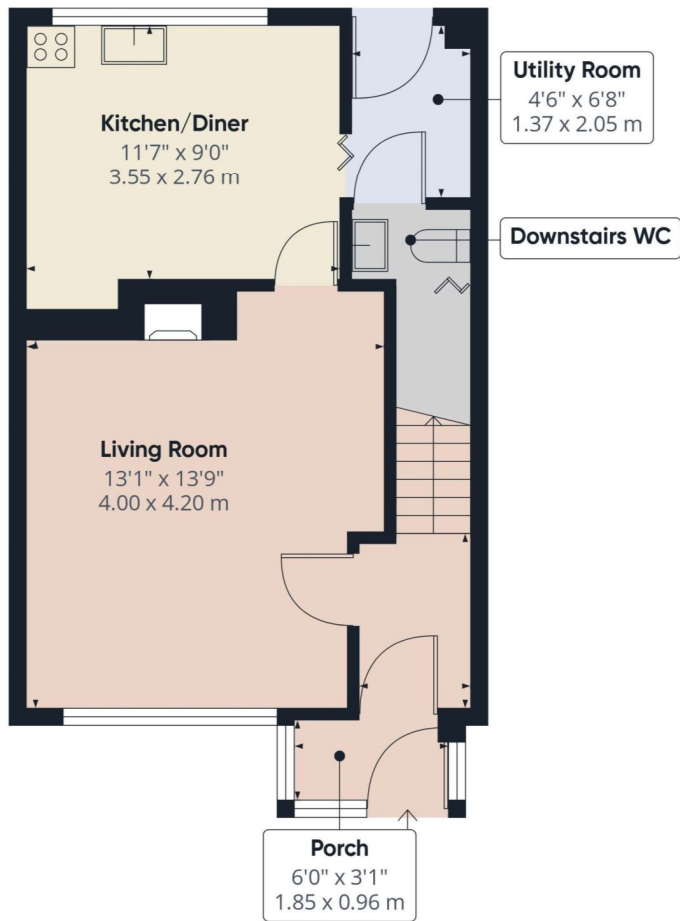


## AT A GLANCE:

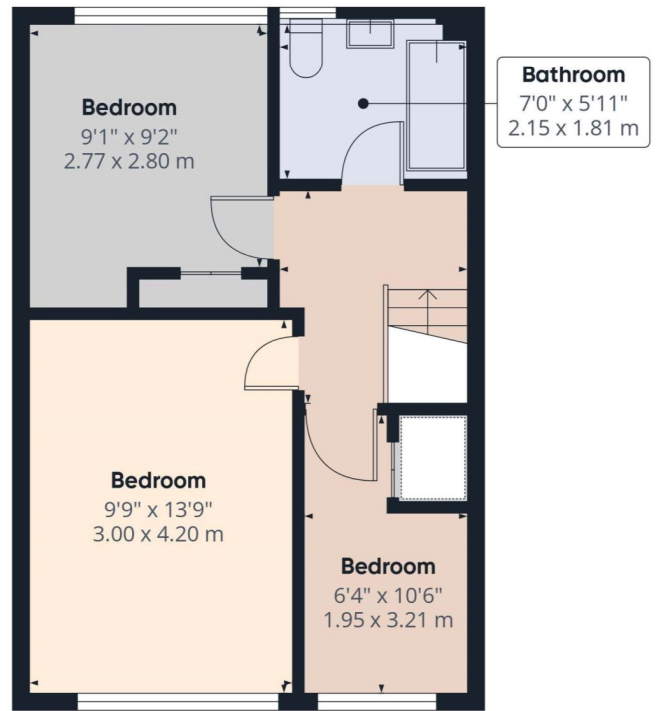
Three-bedroom terraced property situated in Temple Crescent, Tiverton.  
 Off-street parking provided to the front of the property.  
 Spacious living room offering a comfortable main reception space.  
 Kitchen/diner with good space for family dining and entertaining.  
 Useful utility room and downstairs WC.  
 Three bedrooms arranged across the first floor.  
 Family bathroom serving the bedrooms.  
 Tiered rear garden with patio, storage area and lawn, providing a good outdoor space.

## PROPERTY INFORMATION:

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



Ground



Floor 1

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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