

21 Lime Tree Mead
Tiverton, Devon, EX16 4PX

£425,000
Guide Price



EPC C





- 4 Bedrooms
- En-suite
- Family Room
- Lounge
- Kitchen
- Reception Hall
- Garage
- On a bus route



Would you like to have a look?

Contact our Tiverton office

01884 253500

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Positioned in the popular area of Tiverton, close to the Grand Western Canal and private schools.

This generous, 4 bedroom link-detached home is perfect for a growing family.



The Property

This large 4 bedroom home is located at the entrance to a popular and well-presented close, on the edge of town.

The ground floor. The entrance hall leads into a reception and onto a handy cloakroom. The garage and rear garden can also be accessed from here. The kitchen comes with an abundance of oak storage units, a tiled floor and large windows that allow plenty of natural light.

The family room is a real treat! At over 8 meters long there is plenty of space for dining, relaxing and enjoying fun family games in front of the gas fire. The addition of a roof window creates a pleasant atmosphere.

Get away with your own adult space in the private lounge, This again is a large room and is accessed at either end. The electric fire makes great as a focal point and is kept cosy with the addition of a radiator.

On the first floor.

The main bedroom is a large double, comes with fitted wardrobes and an en-suite shower room. The second bedroom is a large double bedroom, faces the rear garden. Bedrooms 3 and 4 are smaller double bedrooms.

The rear garden is securely fenced and laid mostly to lawn with a paved area just outside the patio doors to the family room. The garage can also be accessed from the rear garden.

Lime Tree Mead is a wonderfully traditional area on the outskirts of Tiverton.

Close to the picturesque walks along the Grand Western Canal and within a 15 minute drive to Tiverton Parkway train station and the M5.

There is a primary school and the highly regarded Blundells School within a 10 minute walk. Tiverton offers a range of amenities, shops, supermarkets and activities. There are a range of gyms and after school sports clubs, including a beautiful 18 holes golf course, just a 5 minute drive away.

Utilities

Mains gas, electricity, water and drainage.

Council Tax

Band D

Directions

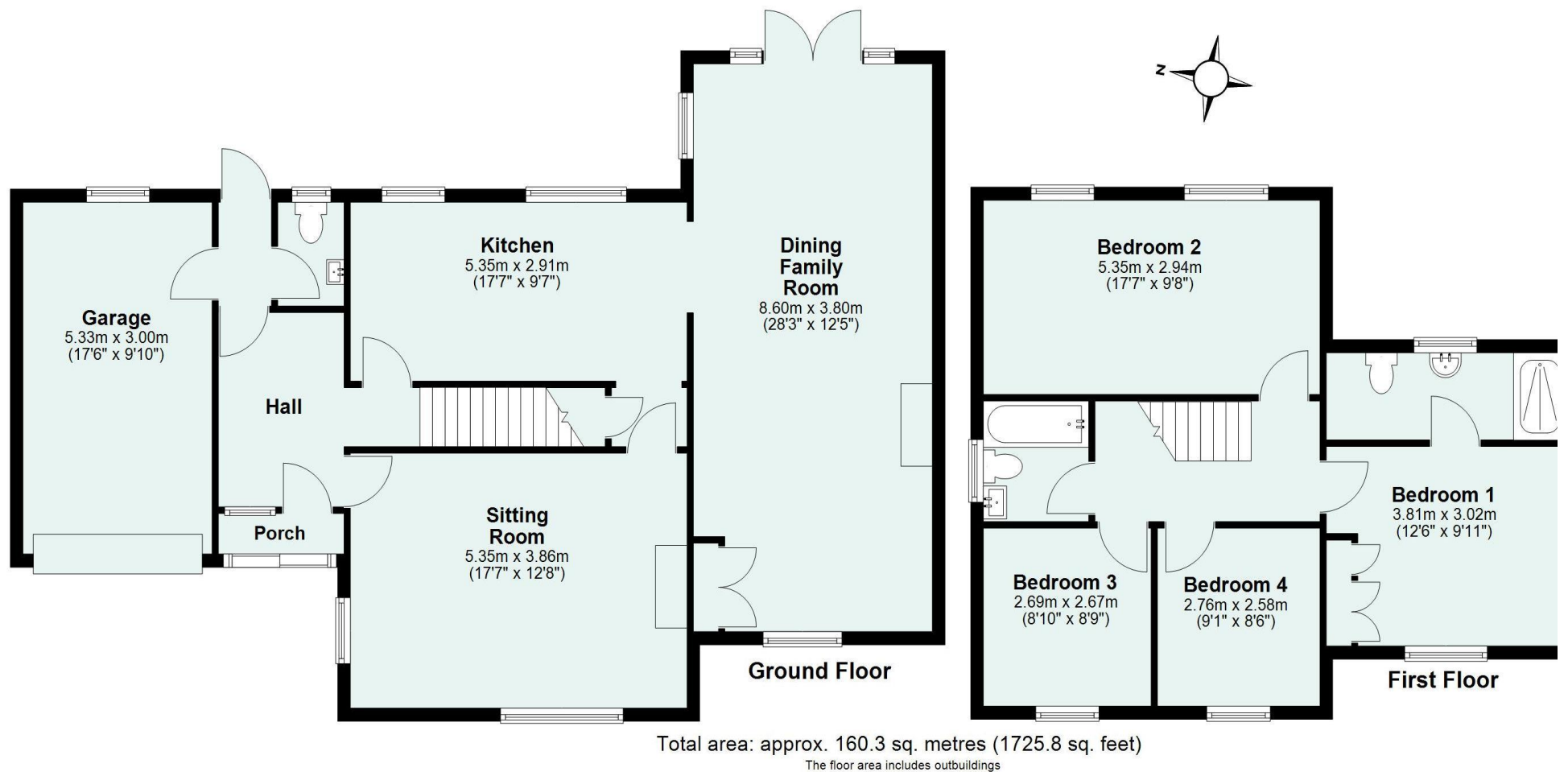
What3words - moves.join.rust

Google Plus Code - VGXQ+CF

Long/Lat - 50.898535, -3.461204

Energy Performance Certificate (EPC)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	72	
(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	



Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



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