



**12 Cromwell Park**

Canal Hill | Tiverton | Devon | EX16 4QL



This family house has had a complete makeover and enjoys far reaching views from the lovely garden.

Quiet end of cul-de-sac position

New kitchen

Very well presented throughout

Hall & cloakroom

Living room

Master bedroom with en-suite

2 further bedrooms

Private rear garden with lovely views

Garage

Price

£239,950

### Situation

This family house has had a complete makeover and enjoys far reaching views from the lovely garden.

You won't fail to be impressed by the excellent condition of this family house that is tucked away at the end of a quiet cul-de-sac right on the very edge of the town.





## The Property

The front door opens to an entrance lobby with a downstairs cloakroom. The comfortable living room is light and spacious and makes for a great family room. The kitchen / dining room is at the rear of the house and has been recently updated with a modern, gloss white kitchen that includes an integrated fridge freezer, eye level double ovens and an inset gas hob. A double glazed door leads from here to the private patio area at the rear and up to the nicely lawned garden, flanked by mature trees. The garden is a particularly nice feature of this property, backing on to open countryside and offering lovely views and enjoying an array of wild birds.

On the first floor is the master bedroom with en-suite shower room, two further bedrooms and a family bathroom. The property is in excellent order throughout and has been very nicely decorated.

The property also has a single garage with power, lighting and remotely activated door.

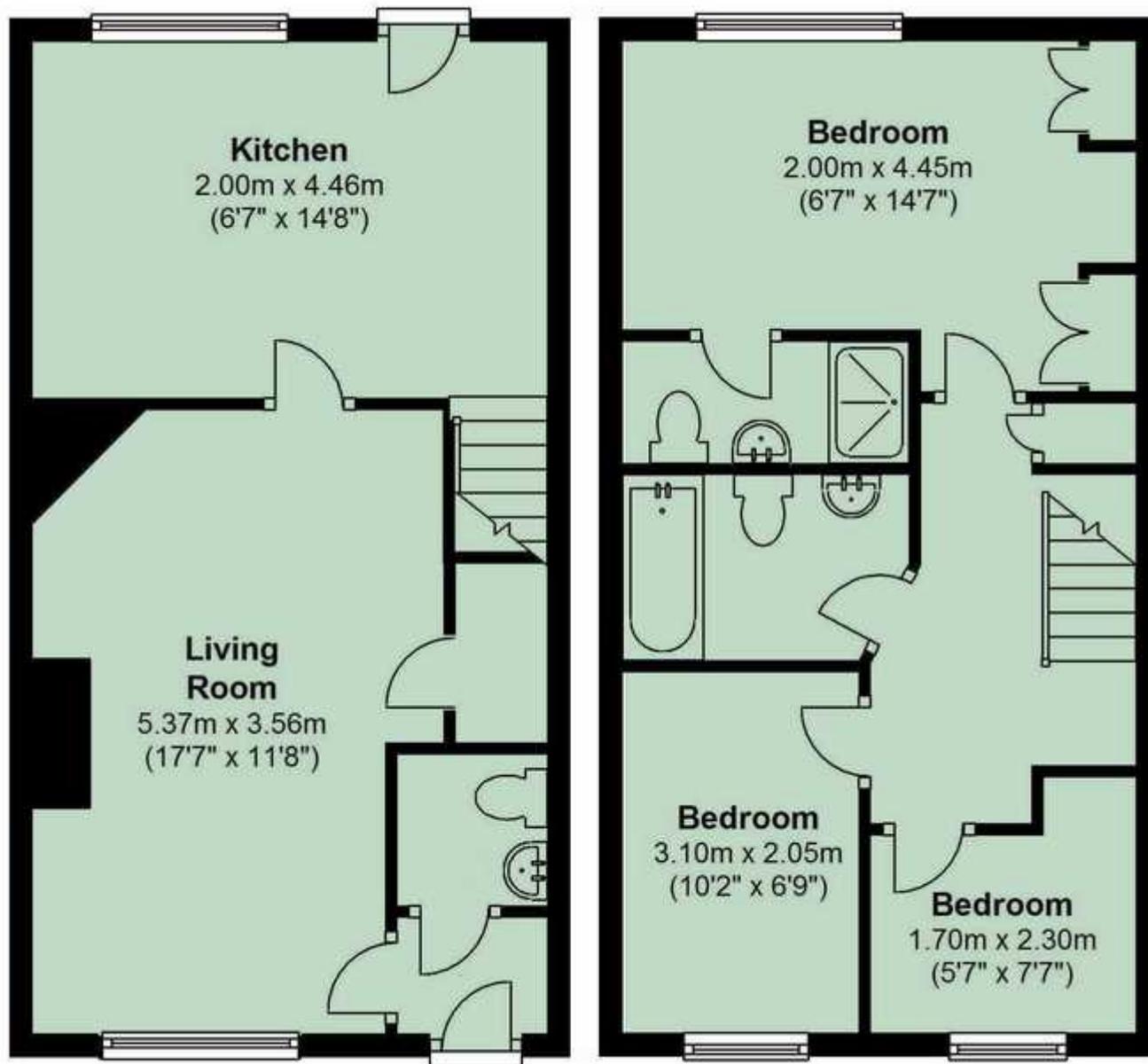
The house is situated at the very end of Cromwell Park which is a quiet cul-de-sac in an elevated position on the edge of Tiverton, within easy reach of both the town centre and dual carriage way giving fast access to the M5 and Parkway station.

The Grand Western Canal lies about 300 yards from the property along the tow path of which there are some lovely country walks.

This really is a superb property that must be seen!

## Finance

Contact Seddons Financial on 01884 253500 or [tiverton@seddons.com](mailto:tiverton@seddons.com)



## Directions

Follow signs to the Grand Western Canal and proceed up the hill towards Cullompton. Turn right into Peard Road just before you get to the edge of the town. Continue to the top and turn left into Cromwell Park. Number 12 will be found at the very end.

## Utilities

Mains electricity, gas, water and drainage.

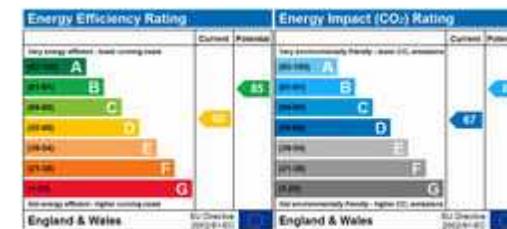
## Council Tax

Band C

## Tiverton

**01884 253500**

[tiverton@seddons.com](mailto:tiverton@seddons.com)



## Energy Performance Certificate

Seddons have a full EPC for this property, available on request or via the internet.

Whilst every attempt is made to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to clarify.