



Eden House, Westleigh, Tiverton, EX16 7HS

£695,000
Freehold

- 4/5 Bedrooms Master With Balcony and en-suite
- 4/5 Reception Rooms
- Modern Fitted Kitchen, Separate Utility Room
- Family Bathroom, 2 Downstairs WC's
- Large Driveway
- Patio/ Lawned Rear Garden
- Uffculme School Catchment
- Excellent Decorative Order
- No Onward Chain



PROPERTY DESCRIPTION

Newton King are delighted to offer the market with NO ONWARD CHAIN, this beautifully presented 4/5 Bedroom family home. The property offers extremely spacious living- consisting of over 2500 sqft of accommodation, and is situated in a quiet rural location within close proximity to local amenities and the UFFCULME SCHOOL CATCHMENT area. Furthermore, the property offers fantastic transport links to the M5 with junction 27 & Tiverton Parkway Railway Station situated just 5 minutes away, providing services to London in just two hours.

Downstairs the property comprises: Entrance hall (18'6 x 6'10), downstairs WC (6'2 x 3'8), snug/study room (9'3 x 8'7), large kitchen/diner with island (23'6 x 16'11), sun room with tri-fold doors (23 x 9'2), Lounge with French doors to rear (26'8 x 12'10), separate utility room (17'4 x 10'11), porch/boot room (17'4 x 6'8), bedroom/reception room with further storage & WC (17'8 x 13'3).

Upstairs you will find four double bedrooms consisting of: Master bedroom with balcony & en-suite (21'8 x 12'6), bedroom 2 (12'10 x 11'3), bedroom 3 (12'6 x 9'4), bedroom 4 complete with built-in storage (12'6 x 8'8). Furthermore, there is a family bathroom featuring a walk in shower & vintage bath.

Outside to the rear, there is an extensive lawn with patio area and to the front a large gravelled driveway enclosed by stone wall.

EPC rating C, Council Tax Band E.

Please contact Newton King between the hours of 9am-6pm to arrange a fully accompanied viewing.

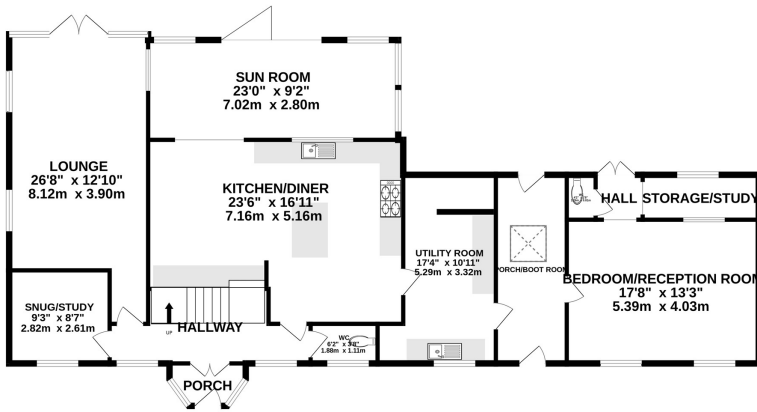




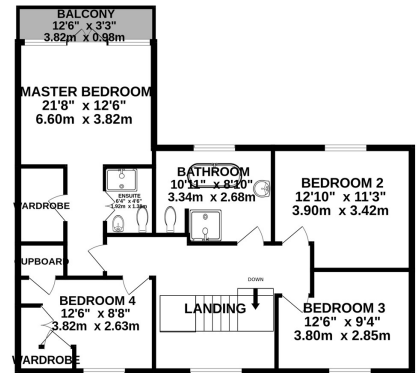
FLOORPLAN

Newton King

GROUND FLOOR
1670 sq.ft. (155.1 sq.m.) approx.



1ST FLOOR
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA: 2537 sq.ft. (235.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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