Guide Price £385,000

seddons









1 Archard Place, Tiverton, Devon, EX164FR

- Viewings from 16th November
- No onward chain
- Larger than average corner plot
- Kitchen/dining room with peninsula bar
- Large single garage & parking for 2 vehicles
- Exceptional value at £385,000
- 4 bedroom detached home
- Landscaped rear garden
- Study and utility room
- Solar panels with battery storage and car charger

1 Archard Place, Tiverton EX164FR

Viewings from 16th November. Exceptional value 4 bedroom detached home on a larger than average corner plot with landscaped garden, garage, parking for 2 vehicles, solar panels, battery storage, and EV charging point. No Onward Chain. Motivated seller.

4 2 2 B Council Tax Band: E



An excellent opportunity to acquire a spacious 4 bedroom detached family home offering exceptional value for money in today's market.

Situated on a larger than average corner plot within a popular modern development, this attractive home offers generous and versatile accommodation together with a beautifully landscaped rear garden, ample parking and an impressive range of practical upgrades.

The ground floor comprises a welcoming entrance hall, spacious sitting room, study, cloakroom, utility room and an impressive kitchen/dining room featuring a peninsula breakfast bar, marble work surfaces and an extensive range of fitted units and integrated appliances.

On the first floor are 4 well-proportioned bedrooms, including a master bedroom with an en suite shower room, together with a family bathroom.

Outside, the property continues to impress. The rear garden is a particular feature of the property, having been extensively landscaped to create a series of attractive seating, entertaining, and planting areas centred around an impressive ornamental water feature. A larger-than-average single garage and parking for 2 vehicles provide excellent practicality.

Further benefits include owned solar panels with battery storage and an electric vehicle charging point, making this an efficient and economical home to run.

At £385,000, we believe this property represents exceptional value for money. Offering 4 bedroom detached accommodation, a larger than average corner plot, a beautifully landscaped garden, garage, parking, electric vehicle charging point, and owned solar panels with battery storage, this is a home that deserves serious consideration.

In our opinion, this represents one of the most compelling detached family home opportunities currently available in the Tiverton market.

The seller is motivated and keen to secure a sale. Buyers who may feel the property sits slightly outside their budget are still encouraged to arrange a viewing and discuss their position with us.

Viewing appointments will be available from Monday 16th November - Contact us soon to get booked in!

Services:
Mains electricity, gas, water, and drainage
Owned solar panels with battery storage

Tenure:
Freehold

Council Tax:
Band E

Local Authority:
Mid Devon District Council 01884 255255



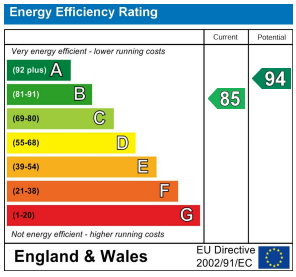
Directions

What3Words ///lorry.indoors.districts

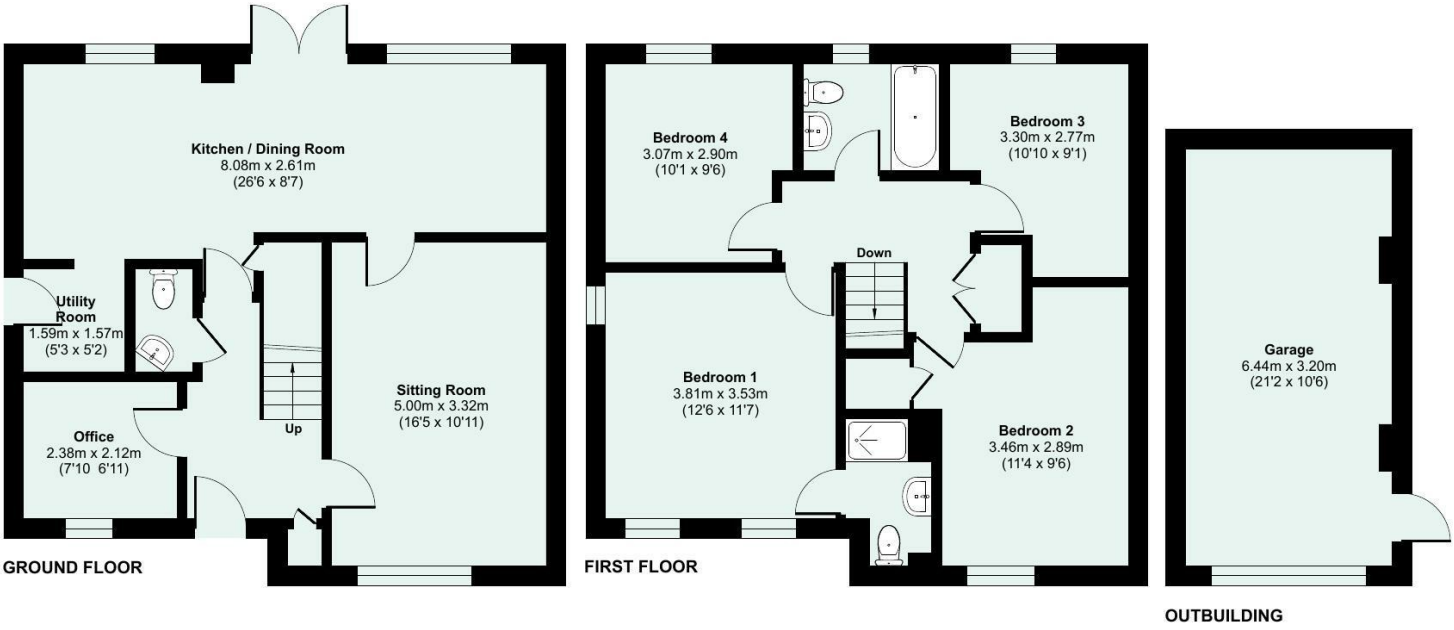
Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:



Approximate Area = 1286 sq ft / 119.4 sq m
Garage = 222 sq ft / 20.6 sq m
Total = 1508 sq ft / 140 sq m
For identification only - Not to scale



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Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

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