Asking Price £259,000

seddons









4 Francis Crescent, Tiverton, EX16 4EP

- **Detached bungalow**
- **Extended kitchen/diner**
- **Garage and driveway**
- **Convenient canal access**
- **3 bedrooms (2 doubles)**
- **Spacious sitting room**
- **Views towards Knightshayes**
- **No Onward Chain**

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

4 Francis Crescent, Tiverton EX16 4EP

A three-bedroom detached bungalow, extended kitchen/diner, garage and driveway, enjoying attractive views across Tiverton towards Knightshayes. Offering comfortable accommodation with scope for updating, conveniently located near the Grand Western Canal and town centre.

3 | 1 | 1 | D | Council Tax Band: C







Situated in an established residential area of Tiverton, this detached three-bedroom bungalow offers well-proportioned accommodation, a garage, and attractive views across the town towards Knightshayes National Trust land.

The property would benefit from some updating, but is perfectly suitable for immediate occupation, offering an opportunity for buyers to make improvements over time.

The accommodation includes a spacious, double-aspect sitting room with patio doors opening onto the rear garden, an extended kitchen/dining room fitted with an electric oven, gas hob, and a range of cupboards.

There are three bedrooms, two of which are good-sized doubles with built-in wardrobes, and the third bedroom provides flexibility for home working or guest accommodation.

The shower room features a double walk-in shower, tiled walls and floor, WC, and vanity unit.

Outside, a long driveway provides off-road parking and leads to the detached garage. The gardens include lawned areas, established planting, and a rear patio.

Francis Crescent is conveniently positioned for access to Tiverton town centre, with a local bus route nearby and the Grand Western Canal within walking distance, offering attractive opportunities for walking and cycling.

Services
Mains electricity, gas, water, and drainage.

Council Tax
Band C

Tenure
Freehold

Local Authority
Mid Devon District Council 01884 255255







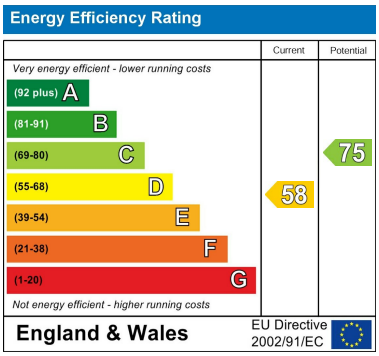
Directions

What3words - clip.treat.stiff

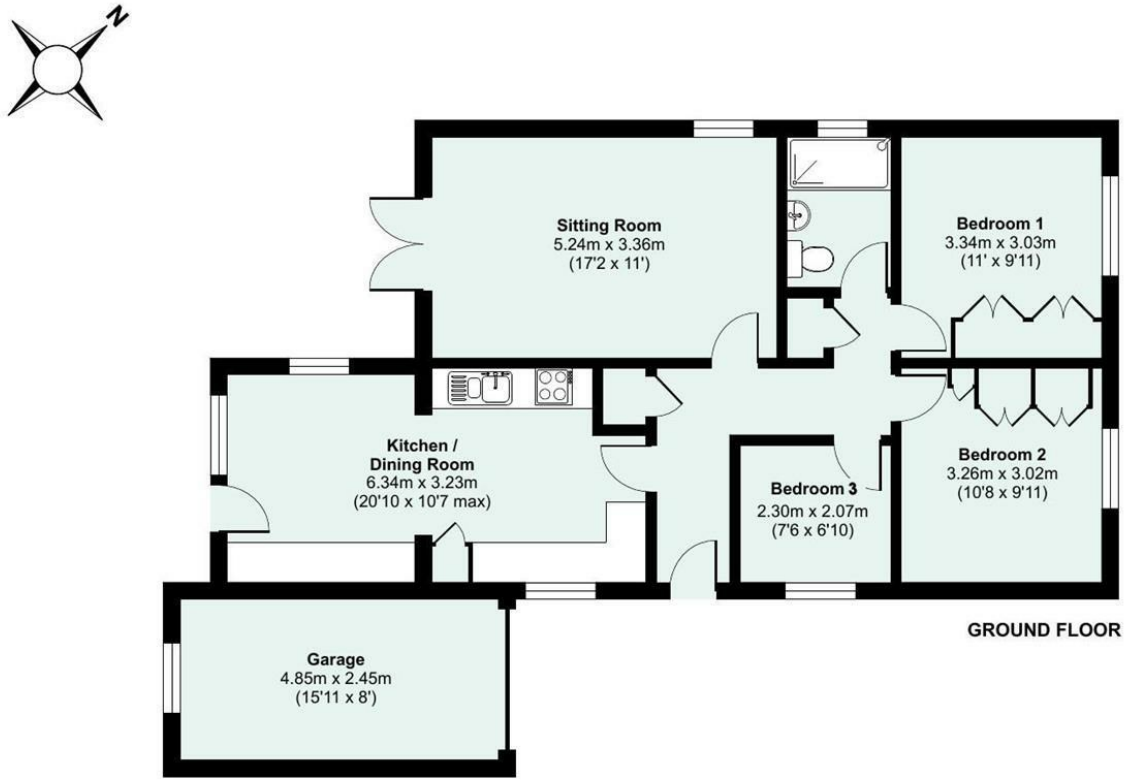
Viewings

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

EPC Rating: D



Approximate Area = 844 sq ft / 78.4 sq m
Garage = 127 sq ft / 11.8 sq m
Total = 971 sq ft / 90.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1539870

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

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