



Guide Price £220,000

2 Bedroom Semi-Detached Bungalow for sale  
17 Anstey Crescent, Tiverton



## Overview

Welcome to 17 Anstey Crescent located within the popular Canal Hill area of the beautiful market town of Tiverton. This home is perfect for anyone wishing to downsize or looking for an investment opportunity to extend & modernise a property.



## Key Features

- INVESTMENT POTENTIAL
- 2 - BEDROOM
- SINGLE GARAGE
- ELEVATED POSITION
- BEAUTIFUL VIEWS OF EXE VALLEY
- LOW MAINTENANCE - TERRACED GARDEN
- VIRTUAL TOUR AVAILABLE
- WHAT3WORDS - ///fixed.foods.intelligible







17 Anstey Crescent located within the popular Canal Hill area of the beautiful market town of Tiverton; this 2-bedroom semi-detached bungalow is situated close to the Grand Western Canal. Arriving at this property, you will notice its elevated position, set back from the road with far reaching views of the beautiful Exe Valley.

Once through the front door you are welcomed into the entrance hall which leads to both the lounge/diner and galley style kitchen. Moving into the lounge/dining room, you'll find this bright and airy space has room for both dining and lounge furniture, with large windows drawing the eye to the exceptional views over the town. The cleverly designed kitchen with built-in oven & hob has plenty of work surface to enable you to produce everything from a quick snack to a Sunday roast. There is also a small breakfast bar & plenty space for a free-standing fridge/freezer & washing machine. Off the hallway, this home boasts a modernised, fully tiled bathroom with an electric shower & a separate w.c.

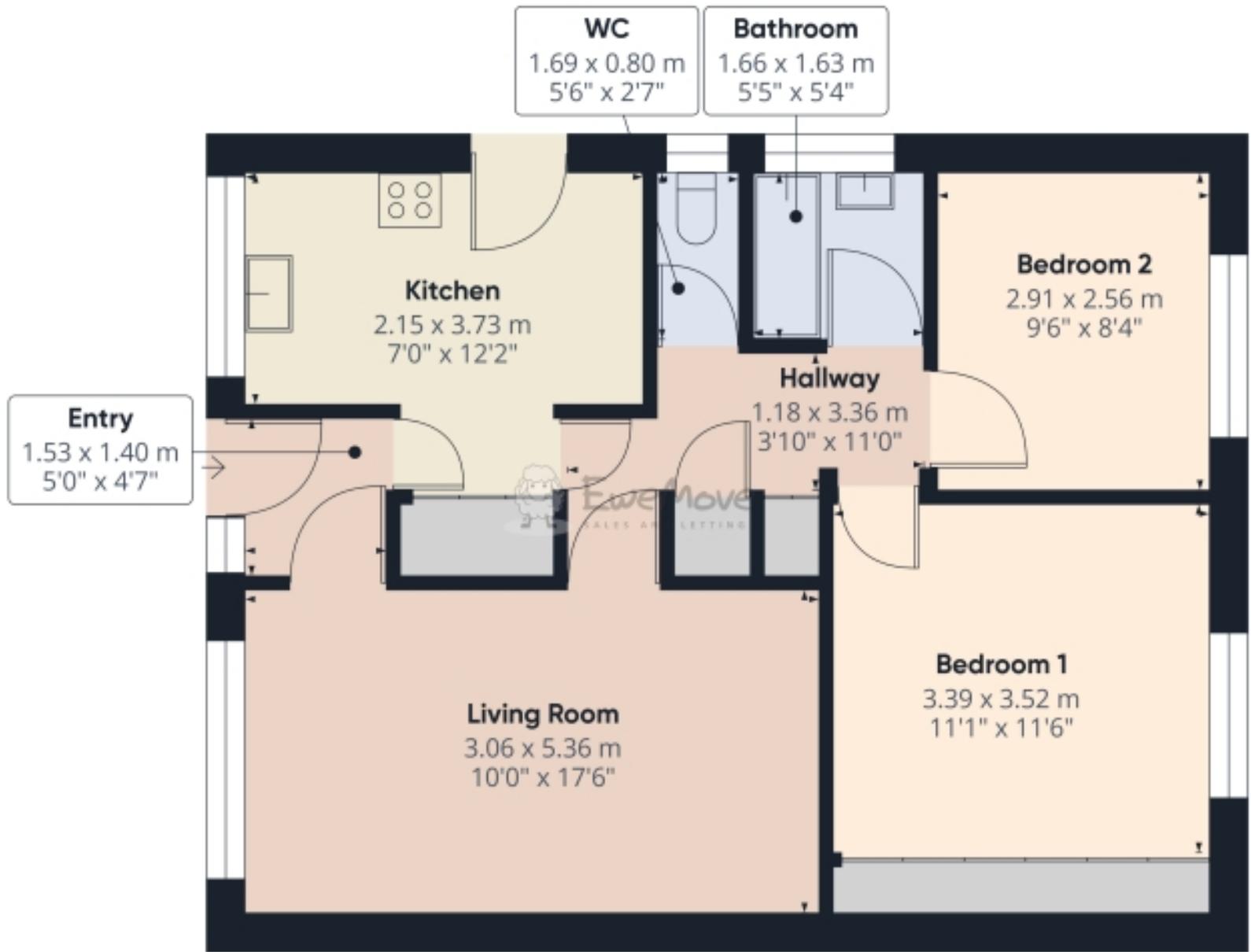
For a great night's sleep, the rear of this home has 2 bedrooms; the master bedroom has built-in wardrobes, dressing table & still ample space for a king-size bed. The guest bedroom has space for a double bed and a wardrobe. To the rear of the property is an established 3-tier, terraced garden, with mature, easy maintainable, raised beds & a grassed area ideal for those summer BBQs.

There is also a garden shed for the budding gardeners amongst us. Completing this home is a single garage located within a garage block behind the property, which is perfect for storage or parking the during the winter months.

Anstey Crescent is located on the eastern edge of Tiverton town centre which provides an excellent range of shopping, lifestyle and educational facilities. West along the link road provides access to the AONB of North Devon or Eastward to the M5 (J27) providing quick access to the city of Exeter or the county town of Taunton, both less than 25 miles away and offering unique leisure & recreational experiences. With Tiverton Parkway railway station less than 10 miles away the bright lights of the London can be reached within 2 hours.



# Floorplans



Approximate total area<sup>(1)</sup>  
59.79 m<sup>2</sup>  
643.59 ft<sup>2</sup>

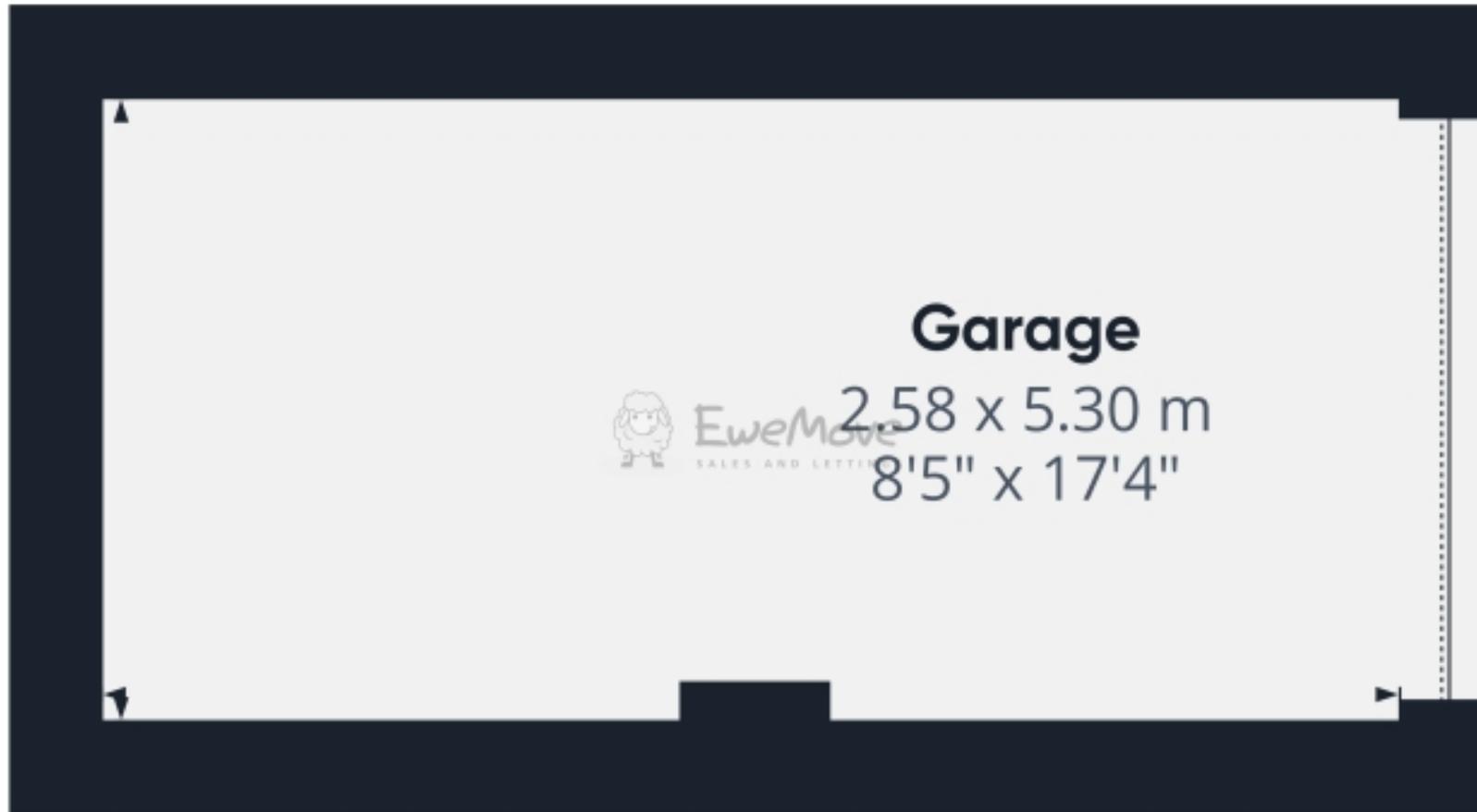
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on BCS IPWS SC standard.

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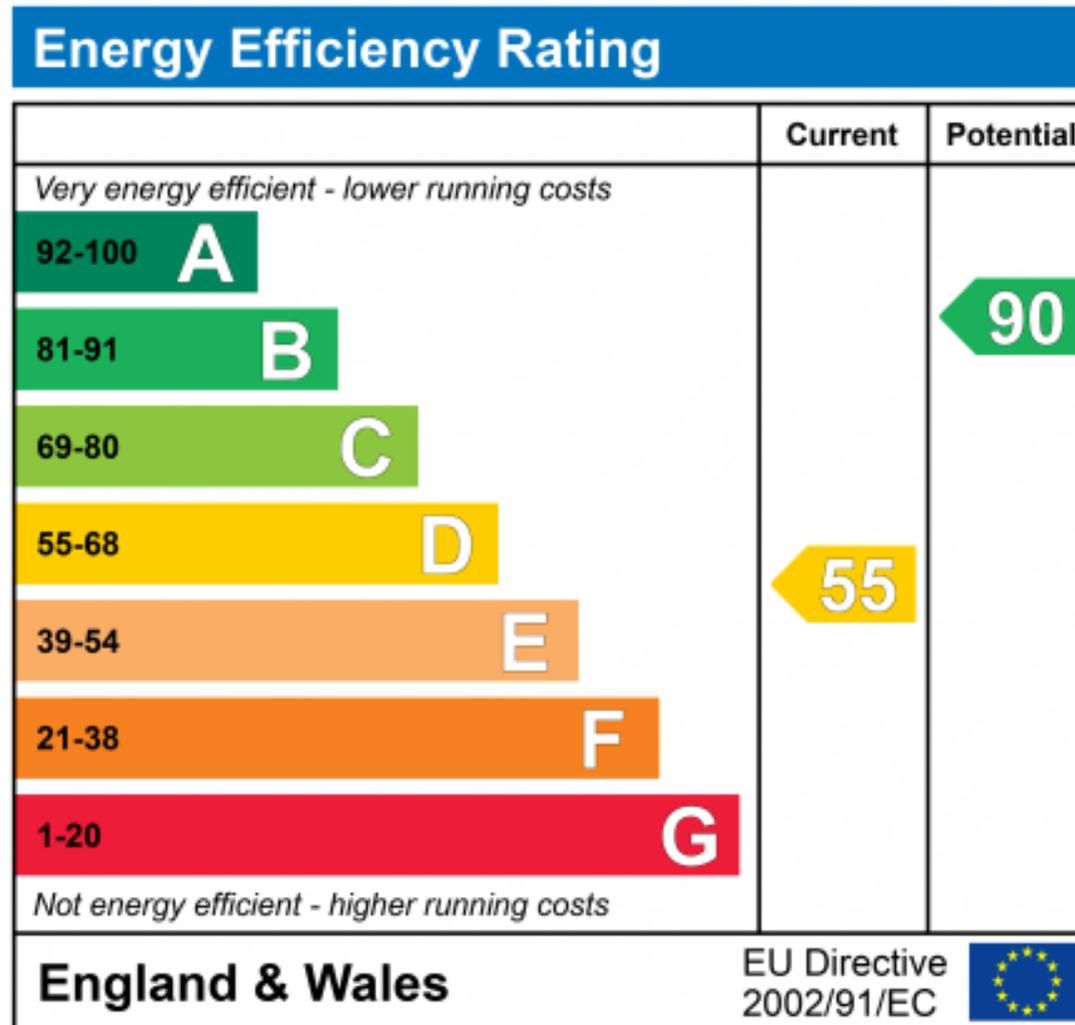
Approximate total area<sup>(1)</sup>  
13.62 m<sup>2</sup>  
146.6 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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