



LITELBURY ROAD, TIVERTON, EX16 4EF

Winkworth







Litelbury Road, Tiverton

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Three bedroom detached bungalow in the sought after Glebelands development backing onto the Tiverton Canal

A rare opportunity to purchase this detached bungalow situated in the sought after Glebelands area of the town. This spacious detached bungalow is nicely positioned, backing onto Tiverton canal giving direct access onto the towpath.

Litelbury Road is a quiet residential road and located close to bus links giving access to the thriving market town of Tiverton. Tiverton has all the necessary amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and London via the M5 and Tiverton Parkway station.

- Three double bedrooms
- Detached Bungalow
- Finished to a high standard
- Good size living space
- Direct access to canal towpath
- Garage
- Driveway
- Easy access to transport links
- No onward chain







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**The property:**

Litelbury Road is a spacious three bedroom detached bungalow located on a quiet residential road. It offers ample accommodation over one floor including three double bedrooms, bathroom, utility, sitting room, kitchen/breakfast room and conservatory. The property also has a garage, driveway, and large garden with direct access to the canal and is offered with no onward chain.

**Ground floor:**

Upon entering the property, you access the entrance hall. The utility is located straight ahead and the sitting room immediately on the right. The sitting room is of a good size and features dual aspect windows a gas fire and double sliding doors to the conservatory. The conservatory allows direct access to the rear garden. The utility room has plumbing and space for a washing machine and dryer, there is a W/C and sink and direct access to the garage and rear garden.

The Kitchen/breakfast room has plenty of space for a dining table. The kitchen has wooden wall and base units with lots of storage and a breakfast bar with more storage and dining space. The kitchen has fitted appliances including an oven, gas hob, sink and dishwasher. There is direct access to the side of the building via the kitchen.

Bedroom one is a good size double bedroom with fitted wardrobes and a window overlooking the front aspect. Bedrooms two and three are also doubles with bedroom benefiting from fitted wardrobes. The modern bathroom has a large walk-in shower along with a W/C and sink.

**Outside:**

There is a large well maintained private rear garden with a large lawn and flowerbeds. There is direct access to the canal via a few steps and gate to the rear of the property.

The property has a driveway and single garage.

Council tax band: D

**Services:**

Mains gas, water and electric, and drainage







# Litelbury Road, Tiverton, EX16

Approximate Area = 1241 sq ft / 115.2 sq m

Garage = 204 sq ft / 18.9 sq m

Total = 1445 sq ft / 134.2 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Winkworth. REF: 843683







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