



**Available for the first time in 50 years, this spacious detached 'Leaman'-built chalet bungalow occupies a lovely corner plot in a popular area.**



**28 CROWDEN CRESCENT  
TIVERTON  
EX16 4ET**

**£359,950**

**\* Entrance hall \* cloakroom \* lounge \* dining room \* kitchen \* ground floor bedroom 3 \* garden room \* studio/bedroom 4 \* 2 double first floor bedrooms \* bathroom with separate wc \* large corner gardens \* double length garage/workshop \* gas central heating \* uPVC double glazing \* no onward chain.**

**Viewing:** By appointment with Watts & Sons 01884 253484

Viewing is absolutely essential to fully appreciate the spacious and flexible accommodation that this detached family home has to offer. The property occupies one of the largest corner plots in this much sought area with superb open views, just a few hundred yards from the lovely Grand Western Canal, with its abundance of wildlife and horse drawn barge during the summer months. The property was purchased from new by Dudley Weatherley, a local artist of repute, and the original working sketch for his large mural of 'The Tivvy Bumper' (which is on the outside wall of the Tiverton Museum) can clearly be seen on the double length garage/workshop wall. The original garage was converted for use as his studio but can equally be used as a 4th bedroom, if required. A regular daily bus service to the town centre (about one and a half miles distant) stops closeby, whilst on the northern outskirts of the town a dual carriageway provides speedy access to junction 27 of the M5 motorway and adjoining Tiverton Parkway main line railway station at Sampford Peverell (about 7 miles distant).

**Directions** From the town centre multi-storey car park take the first exit at the roundabout onto the Great Western Way, following the signs to Taunton and the M5. Carry straight on at the next roundabout, then turn right after the pelican crossing following the brown tourist signs to the canal. After passing the canal entrance carry on for about a half mile and turn left into Spurway Road, then first right into Crowden Crescent, where the property will be seen on the right hand side.

**Accommodation** (Please note that all dimensions are approximate)

**Recessed Entrance** with glazed door and side panel to

**Entrance Hall** with understair cupboard, radiator, telephone point, door and glazed side panel to garden room and doors to

**Cloakroom** with low level wc, corner washbasin and half tiled walls.

**Lounge** with dual aspect uPVC double glazed windows, 2 radiators, 2 TV points and satellite point, stairs to first floor and door to kitchen.

**Dining Room** with radiator, TV point and uPVC double glazed window.

**Kitchen** with range of wood fronted base units with matching wall cupboards over, rolled edge worktops with inset stainless steel sink and drainer, space for gas or electric cooker, extractor fan, fluorescent light, double glazed window and half glazed door to side.

**Bedroom 3/Study** with built-in double wardrobe, radiator and uPVC double glazed window.

**Garden Room** with double doors to rear garden, door to garage/workshop and door to

**Bedroom 4/Studio** with dual aspect windows and radiator.

**First Floor Landing** with access hatch to roof space, 2 double cupboards with slatted shelving and one housing Ideal

gas combination boiler and doors to

**Bedroom 1** with 2 double built-in wardrobes with dressing shelf and cupboard over, eaves cupboard and understair store cupboard, radiator and uPVC double glazed window.

**Bedroom 2** with range of built-in wardrobes along one wall, eaves cupboard, radiator and uPVC double glazed window.

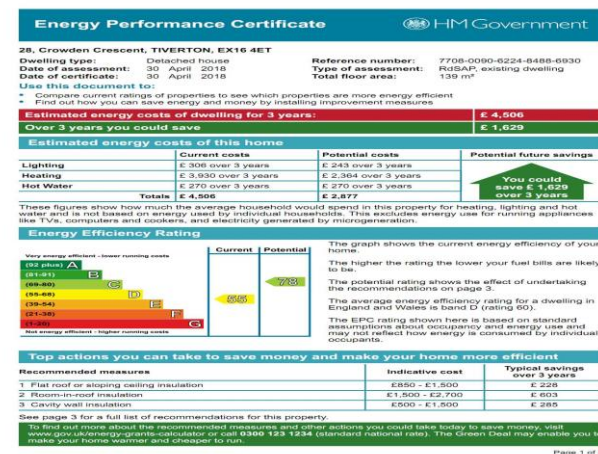
**Bathroom** with panelled bath and Mira shower fitting over, pedestal washbasin, radiator, fully tiled walls, pine panelled ceiling with downlighters and uPVC double glazed window.

**Separate WC** with low level wc and uPVC double glazed window.

**Outside** The property occupies a large corner plot which is laid to neat level lawn to the front with mature shrub borders. A double width tarmac drive leads to a double length garage/workshop 37' 8" x 8' 3" (11.50m x 2.52m) with up and over door, lights and power with personal door to garden room. On one wall is Dudley Weatherley's working sketch for his famous mural of "The Tivvy Bumper" which is on display outside the Tiverton Museum. The rear garden is of very good size, well enclosed and neatly laid to extensive paved patio with raised flower borders and steps up to a large level lawn and further well stocked flower and shrub borders, outside light and pathway returning to the front.

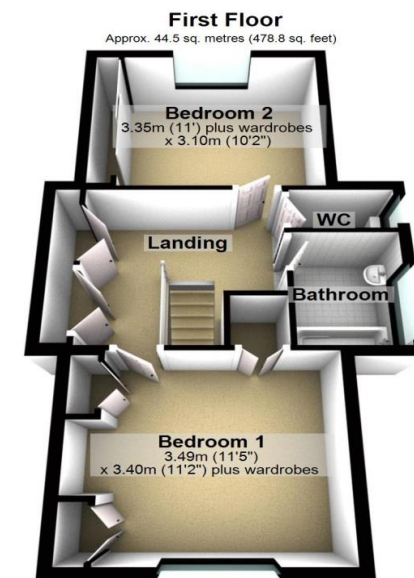
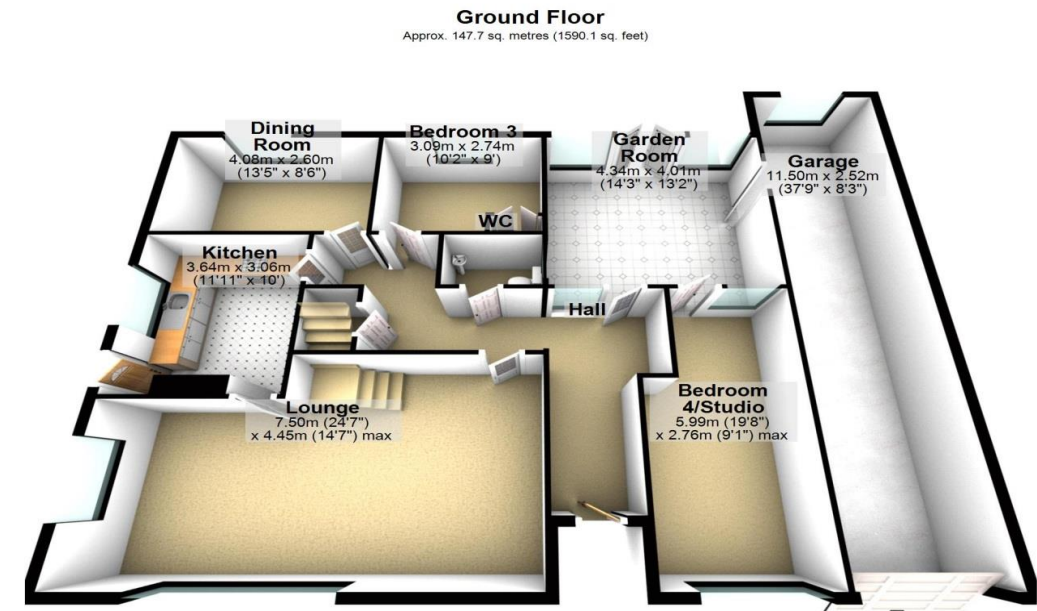
**Council Tax Band D**

**DWT4269**



**Consumer Protection from Unfair Trading Regulations 2008**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



Total area: approx. 192.2 sq. metres (2068.9 sq. feet)  
Floorplans for information purposes only. Not to scale.  
Plan produced using PlanUp.