



**Lyndale Bungalow Post office lane, Tiverton, EX16 7HY**  
**Asking Price £575,000**



***Offered to the market for the very first time, this stunning detached bungalow sits on a generous plot in the popular village of Westleigh. With four bedrooms, garage and off road parking as well as a sizable, stunning rear garden, this property needs to be viewed to appreciate all it has to offer.***





## Description

Double gates from Post Office Lane open onto the driveway. Laid to stone chippings, this smart entrance offers parking for multiple cars and access to the garage with power, lighting and an electric up-and-over door. There is a greenhouse for starting off those veggies and plants before they can be moved to the glorious garden... more of that to come later! Step into the welcoming entrance porch that leads directly to the practical dining room, spacious enough for a six-person table. Adjacent to the dining room, accessed through sliding doors and fitted with essential appliances, the kitchen offers sturdy wooden cabinets, and a built-in fridge freezer.

From the dining room is access the spacious inner hallway laid, with beautiful wooden flooring, which serves as the gateway to the rest of the home. The lounge, offers a relaxing view of the rear garden, making it a tranquil spot for leisure patio doors open into the garden allowing for the south facing aspect to flood the room with beautiful natural light. currently fitted with an electric fire, a central fireplace warms the space, making this the perfect destination come rain or shine!

The hallway further leads to four bedrooms, three of which are double-sized, with the first two boasting views of the rear garden. The third double bedroom benefits from built-in wardrobes, and the fourth, a single room, overlooks the front.

Completing the interior is the shower room, modern in design with a walk-in shower and sleek vanity unit, all complemented by stylish tiling. This bungalow balances comfort with convenience in a layout that's well-suited for both family life and entertaining.

Externally, the rear garden is a true haven for wildlife, cared for meticulously by the current owner. Beautiful bluebells, a magnificent magnolia and meandering Wisteria give this garden incredible bouts of colour throughout the whole spring and summer. The garden is predominantly south facing, with mature shrubs and trees providing shade from the summer sun. Over the years, the garden has enjoyed fish ponds and bountiful vegetable patches, which could be reinstated, and is the perfect spot for bird watching where gold finches and bull finches have been known to feed.

## Tenure, Council Tax & Services

Freehold

Mains electricity, water and drainage, Oil central heating.

Council Tax Band - E

Approx. Broadband Speeds:

Standard 3Mbps

Good Superfast 39Mbps

## Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





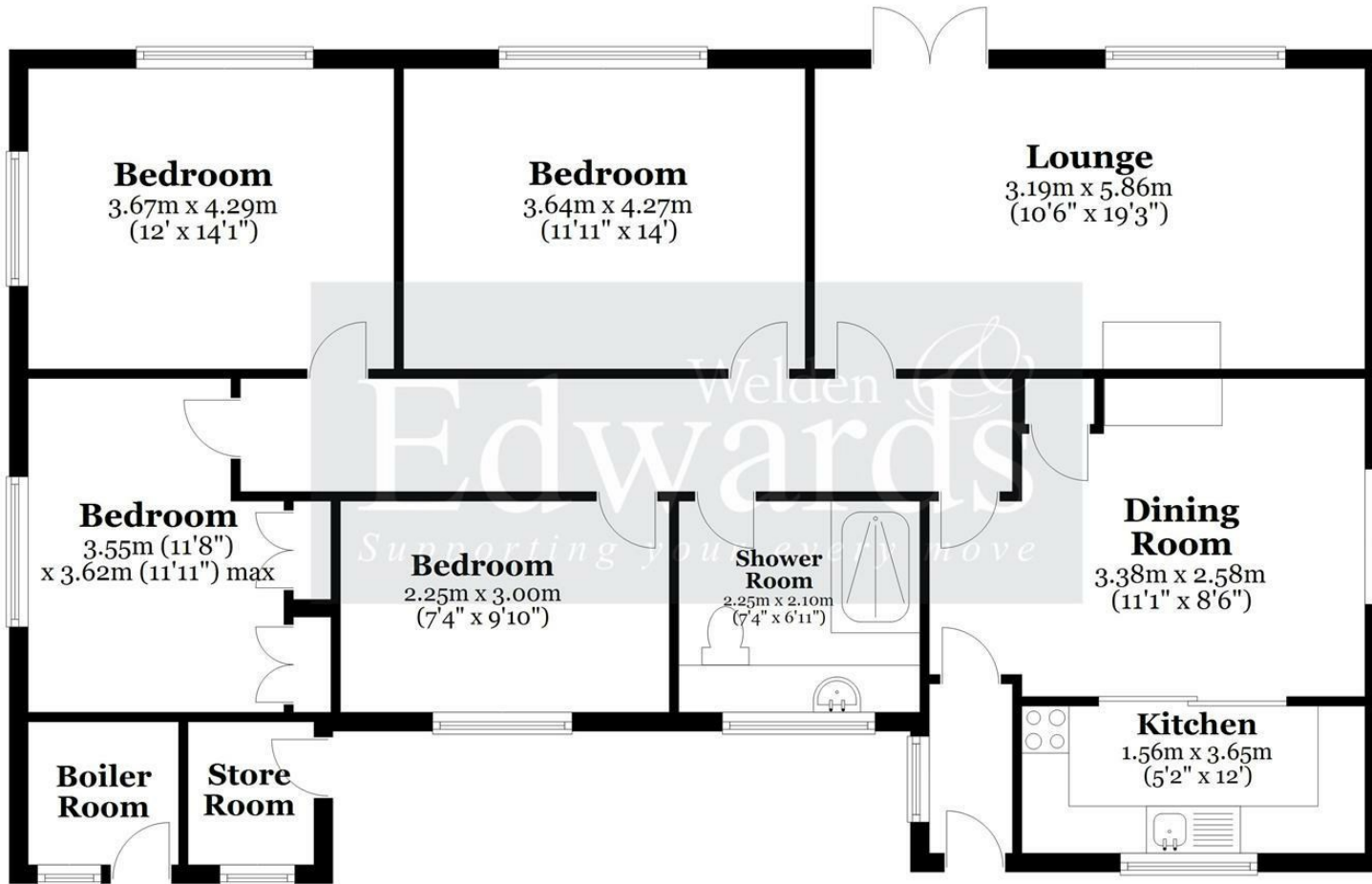








## Ground Floor



Total area: approx. 109.4 sq. metres (1177.7 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

