



**10 Orpington Court, Tiverton, EX16 7DD**  
**Asking Price £675,000**

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**\*\*NO ONWARD CHAIN\*\***

*Offered to the market with no onward chain is this remarkable Devon Long House Style, five-bedroom detached home, situated in the highly sought-after Orpington Court in Halberton, offers an abundance of space and style. With generous living accommodations, a contemporary kitchen/diner perfect for entertaining, and beautifully landscaped rear gardens, this property is designed for both comfort and elegance. Additionally, the convenient double driveway enhances accessibility, making it an ideal choice for families or anyone seeking a serene retreat in a desirable location. This home is truly a gem that is sure to leave a lasting impression!*



## Description

As you step through the front door, you are greeted by a spacious entrance hall that seamlessly connects to all of the downstairs rooms. To your right, you'll find the lounge, an expansive area that offers generous space for your living room furnishings. Bathed in natural light from its dual aspect windows, this room is further enhanced by patio doors that open directly onto the enchanting rear garden. In the colder months, a stylish wood burner infuses warmth and cosiness throughout the space. An elegant archway invites you into the dining area, which comfortably accommodates an 8 person dining table, with additional patio doors providing access to the beautiful garden.

The kitchen diner truly stands out as a culinary haven, artfully modernized by the current owners. It features a contemporary array of shaker-style wall and base units, beautifully complemented by silver oak effect countertops. This well-equipped kitchen includes an integrated fridge freezer, dishwasher, and double oven with a hob, making it ideal for creating delightful meals. A convenient breakfast bar not only adds extra storage but also serves as a lovely area for casual seating.

In the dining area, there is ample space for a eight-seater table and chairs, while a practical door from the kitchen leads to a utility room, complete with plumbing for a washing machine and space for a tumble dryer. Additionally, there is a downstairs WC for added convenience.

Off the kitchen, a door opens to a charming conservatory, a bright and airy space that provides stunning views of the magnificent rear garden.

Ascending to the first floor, you'll discover five inviting bedrooms and a well-appointed family bathroom. Bedroom One is a spacious double room with plenty of room for your furniture, featuring an archway that leads to a useful dressing area complete with a built-in wardrobe, and a door that opens to a modern ensuite. Recently upgraded by the current owners, the ensuite includes a shower cubicle, WC, and a sleek vanity unit.

Bedroom Two is another generously sized room that houses built-in wardrobes and its own ensuite, equipped with a shower, WC, and hand basin. Bedroom Three continues the trend of spaciousness with built-in wardrobes, while Bedrooms Four and Five both offer comfortable accommodations as good-sized singles. The family bathroom rounds out the first floor with its bath, WC, and hand basin.

Outside, the rear garden features a variety of delightful seating areas where you can soak in the beauty of the surroundings. A raised decked area serves as an ideal spot for alfresco dining, while a lovely vegetable patch provides the perfect opportunity to cultivate your own fruits and vegetables. Lush mature plants and shrubs border the garden, creating a truly enchanting atmosphere. An additional highlight is the external utility room, accessible from the rear garden, which provides extra storage space and conveniently houses the boiler.

At the front of the property, a double garage complete with ample loft space, light, and power offers significant utility. The property also benefits from driveway parking, adding to its overall convenience.

## Council Tax, Tenure & Services

Council Tax Band - F  
Freehold  
All Mains Connected  
Solar Panels

Approx Broadband Speeds: Standard 18 Mbps, Superfast 76 Mbps, Ultrafast 900 Mbps  
Approx Mobile Signal: EE, Three, O2 & Vodafone signal - Limited

## Halberton

Halberton is a charming village located in the heart of Devon, England, known for its picturesque countryside and rich history. With its idyllic rural setting, Halberton boasts beautiful landscapes characterized by rolling hills, lush greenery, and quaint thatched cottages, offering residents and visitors alike a serene escape from urban life. The village features a local farm shop, a primary school, and traditional pub that fosters a welcoming atmosphere. Halberton is steeped in history, evidenced by its historic buildings and the nearby Grand Western Canal, which adds to the area's charm and offers opportunities for leisurely walks and cycling.

## 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.















Total area: approx. 174.2 sq. metres (1874.6 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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