



55 Post Hill
Tiverton | Devon | EX16 4NG

55 POST HILL

An impressive 4-bedroom detached bungalow located close to Blundells School, nestled behind inviting wooden gates. The wraparound garden features a level lawn complemented by a range of outbuildings. Among these is a detached gym complete with a hot tub, a convenient garden shed, and a delightful garden studio. A patio area extends from the side of the property and is accessible via two sets of French doors leading from two of the bedrooms, perfect for outdoor relaxation and entertaining. There is also ample parking with a detached double garage and a large gravel driveway, ensuring convenience for both residence and visitors.



KEY FEATURES

The front of the property is beautifully enhanced by a charming grapevine that winds around a wooden pergola, adding a lovely rural touch to the exterior.

Upon entering this inviting home, a light and spacious hallway provides access to a W/C and a practical utility cupboard with plumbing and space for a washing machine and space for a tumble drier.

Glazed double doors open to reveal a beautifully designed open-plan kitchen and dining room, with plenty of space for a sizable dining table and chairs. Large sliding doors provide pretty views of the garden while seamlessly connecting the interior to a spacious raised patio, where further seating could be positioned to look out over the garden and to fully embrace indoor/outdoor living.

The high-quality hand-built kitchen features a generous central island with solid wood countertops and ample storage. A sink positioned beneath the window ensures you can enjoy the garden view, while a second sink in the island adds further functionality. High-end appliances include a large gas range and integrated Miele appliances, including a fridge/freezer and dishwasher.

The expansive and comfortable reception room is bathed in natural light from its dual aspect and enjoys views of the garden.

The master bedroom, which was originally two separate rooms, has been transformed into a luxurious and spacious retreat, complete with its own en-suite shower room. There are three further double bedrooms, and a family bath and shower room, providing ample space for family or guests.

This property seamlessly blends modern living with comfortable design.









SELLER INSIGHT

“As the owners of this beautiful home for the past 24 years, we can truly say that Tiverton has been a wonderful place to live. The peaceful surroundings and close-knit community have made our time here special.

We love the convenience of having the serene Grand Western Canal and the charming old railway line just a 5-minute walk down the lane. The Golf Club is also close by, perfect for those who enjoy the sport. Additionally, the town centre is only a 2-minute drive away, making it easy to access local shops and amenities. For those who travel frequently, the M5 motorway is just 5 minutes away, ensuring excellent connectivity to the wider region.

Our property features two large outbuildings and a summer house, perfect for storage and hobbies. We enjoy using the space for our gym, and then relaxing in the hot tub.

With a spacious three-car garage, equipped with an inspection pit, car enthusiasts will feel right at home. There's ample parking available, accommodating a caravan and six cars, making it ideal for families and those who love to have visitors.

We have created countless memories here, and we hope that the next owners will enjoy this lovely home as much as we have.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





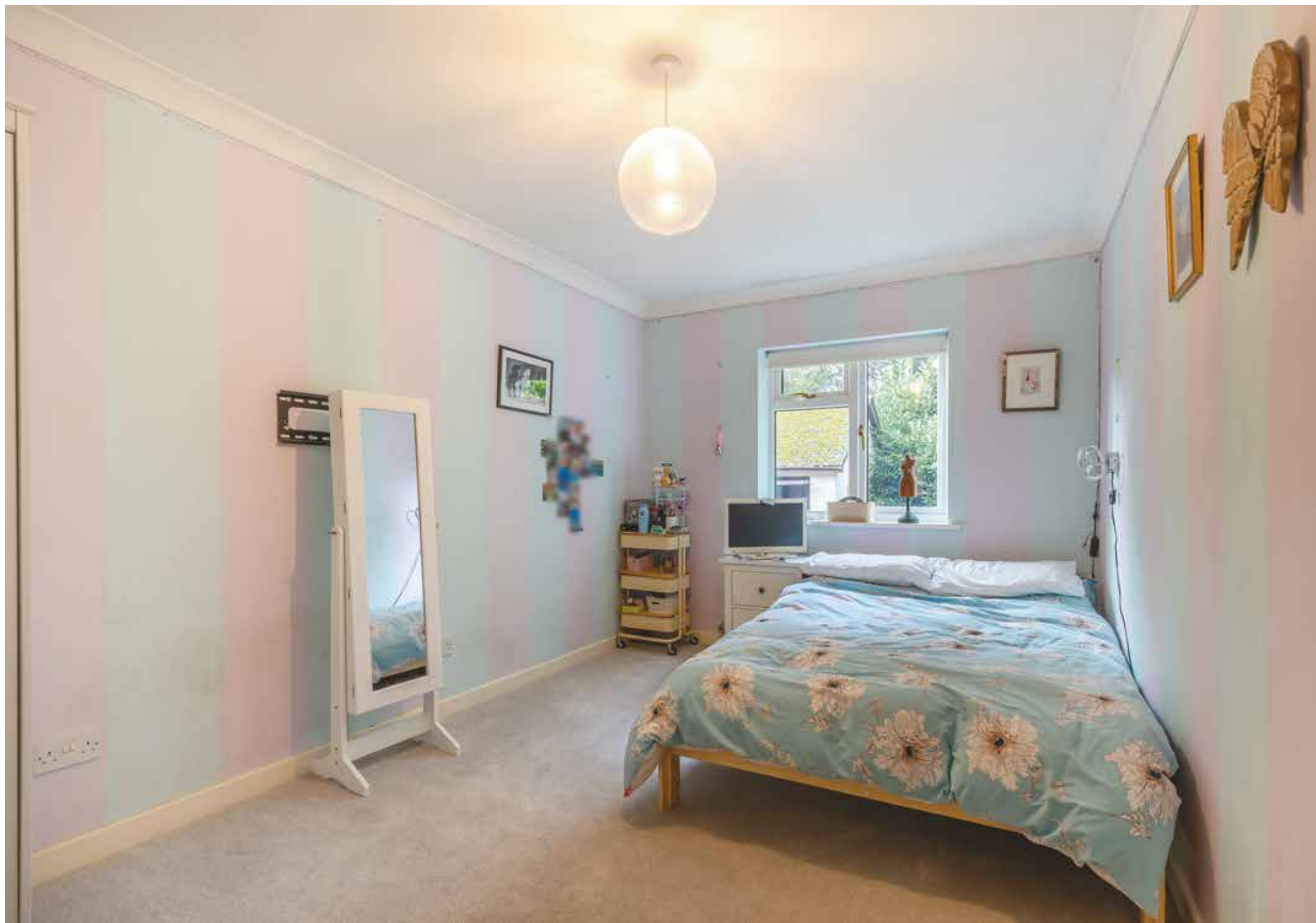


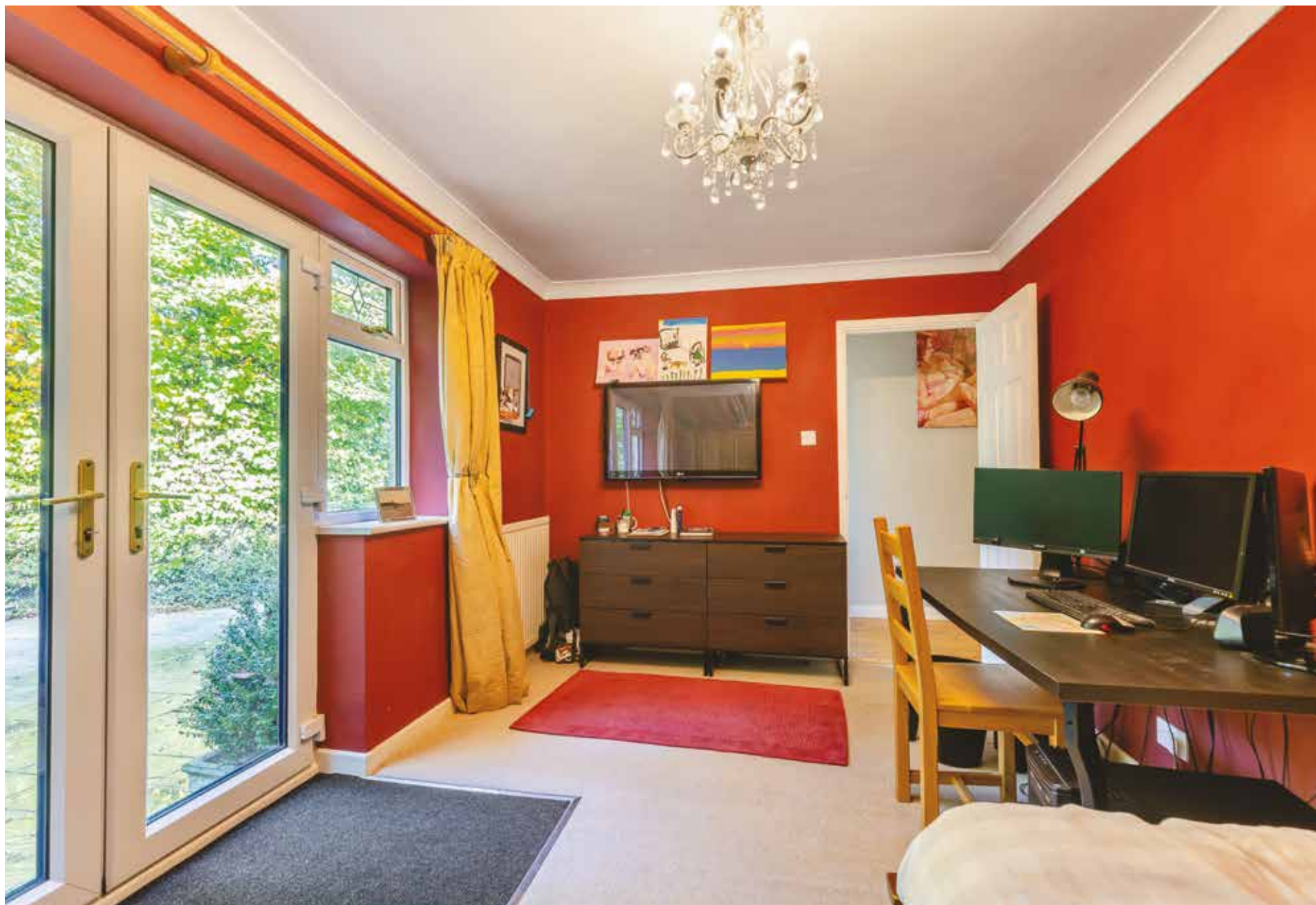




















INFORMATION

Area

Tiverton is a charming market town known for its rich history and picturesque countryside. With its historic buildings, popular high street, and beautiful surroundings, Tiverton offers a welcoming community atmosphere and fantastic local schools. Nearby attractions include Tiverton Castle, the Grand Western Canal, and a variety of local shops and eateries.

There are good transport links to Exeter and Taunton. Tiverton train station provides access to London and beyond.

Property Information

Council Tax Band E

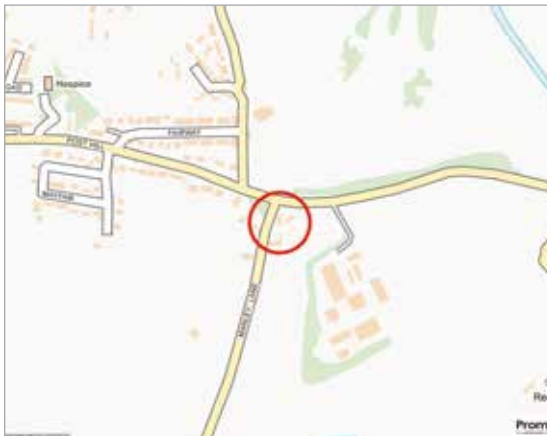
Tenure: Freehold

Mains electricity, gas, water and private tank drainage

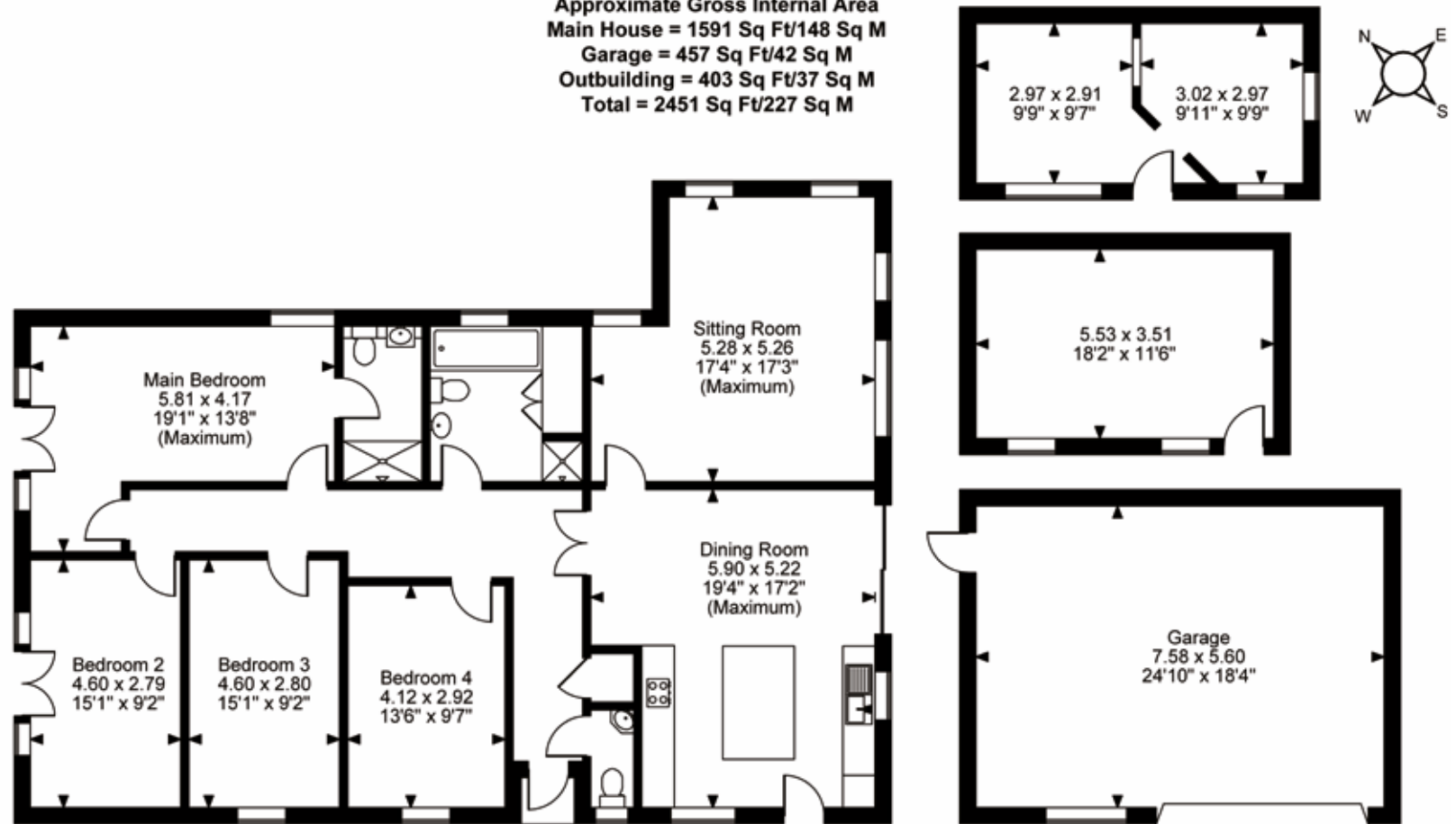
Broadband Speeds:

Standard 7 Mbps

Superfast 79 Mbps



Post Hill, Tiverton, Devon
Approximate Gross Internal Area
 Main House = 1591 Sq Ft/148 Sq M
 Garage = 457 Sq Ft/42 Sq M
 Outbuilding = 403 Sq Ft/37 Sq M
 Total = 2451 Sq Ft/227 Sq M



Council Tax Band: E
 Tenure: Freehold



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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FOUNDATION

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