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8 Rippon Close

8, Rippon Close, Tiverton, EX16 4HF



M5 (J27)/ Tiverton Parkway Station: 7 Miles  
Exeter: 15 Miles

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**A three bedroom detached bungalow, located in a quiet cul-de-sac, on the edge of Tiverton**

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- No Onward Chain
- Detached Bungalow
- Three Bedrooms
- Study/ forth bedroom
- Patio Seating Area
- Laid Lawn bordered with stream
- Driveway Parking and Garage
- Rural views
- Council Tax Band D
- Freehold

**Guide Price £450,000**

### **SITUATION**

Rippon Close is situated within the popular Glebelands area of Tiverton, a quiet location approximately one mile from the town centre. There is easy pedestrian access to several local parks and the popular Grand Western Canal, as well as excellent transport links into the town centre and beyond.

Tiverton offers a wide range of recreational and retail facilities including banks, building societies, shops, supermarkets, hospital, an 18-hole golf course and a leisure centre. The town has an excellent range of educational facilities including Blundell's School, which offers discounts for local students. There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station.

### **DESCRIPTION**

8 Rippon Close is a spacious three bedroom bungalow enjoying fantastic positioning overlooking neighbouring fields. Externally, the property offers a delightful south-westerly facing rear garden, driveway parking and garage space,

### **ACCOMMODATION**

The entrance foyer leads to the central dining area. The kitchen is set off of the dining room with the sitting room being at the western end of the property with views out over the fields beyond. The sitting room is filled with natural light due to being triple aspect and has a centralised gas fire. There are four bedrooms at the property with bedrooms one, two and three each having built in storage. The family

shower room is fitted with corner shower, WC and basin. The property benefits from a large garage that is accessible via a covered walkway between the kitchen and garage itself. The garage has power and is big enough to fit a car.

### **OUTSIDE**

At the front of the property is an area of laid lawn and driveway parking for several vehicles. Access to the single garage and gated walkway to the rear garden

To the rear of the property is a patio area with direct access from the kitchen, whilst wrapping around the back of the property. The rear garden is mainly laid lawn with mature shrubs and bushes and views over the neighbouring fields. The edge of the rear garden is bordered by a gentle stream.

### **SERVICES**

All services are mains connected. Gas central heating.

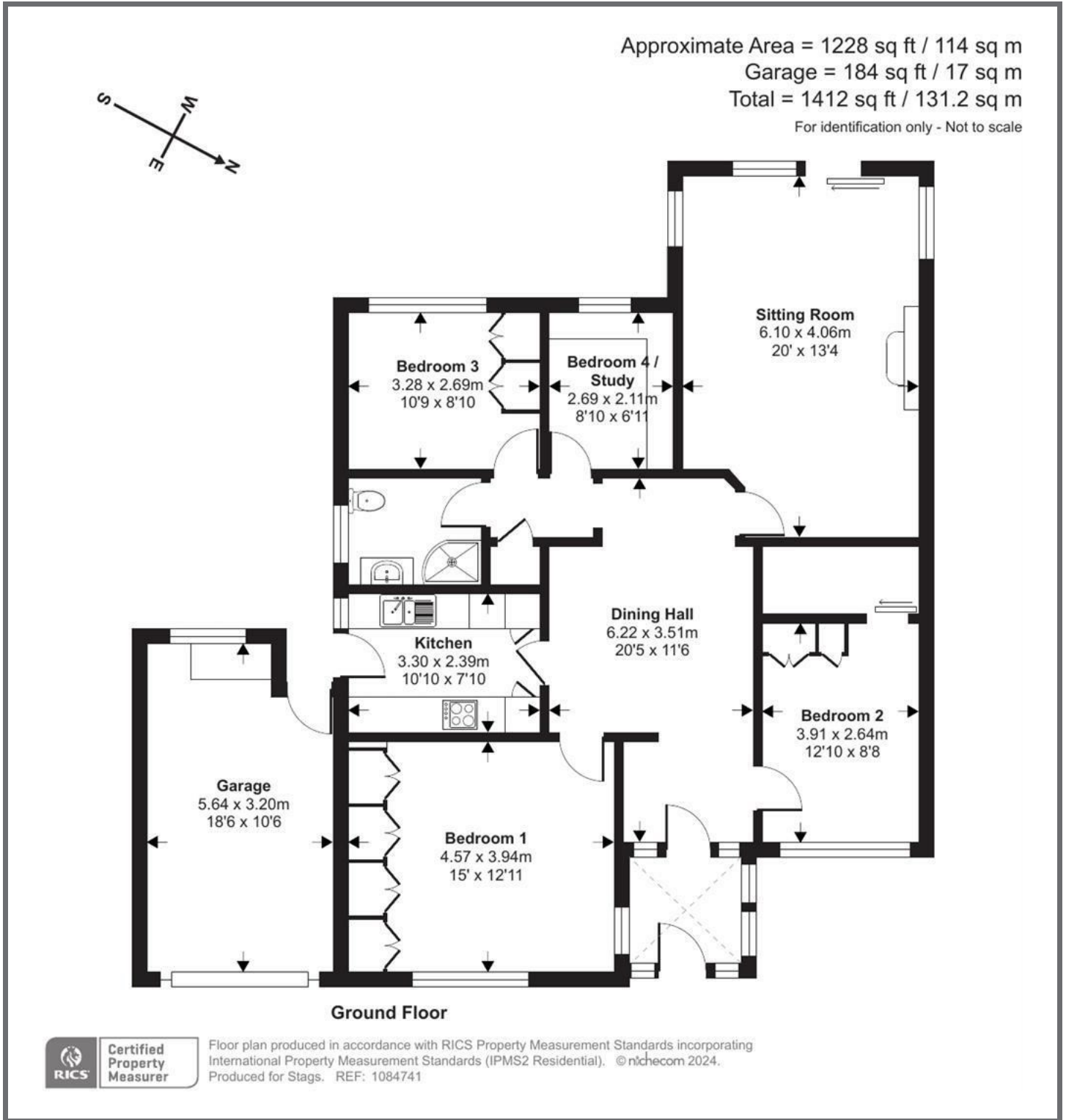
### **VIEWINGS**

Strictly by appointment only.

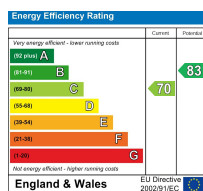
### **DIRECTIONS**

From Blundell's School, continue out of Tiverton towards Halberton and turn right into Tidcombe Lane. Continue up the hill passing straight over the mini roundabout and the old railway line, taking the next Left on to Glebelands Road. Take the forth right turn onto Follett Road and follow this, taking the second left on to Rippon Close, an end of the dead-end road. The property can be found on the right hand side.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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