



Dunelm





# Dunelm

Thorverton, Exeter, Devon EX5 5PN

Exeter: 4 Miles, Tiverton: 9.8 Miles, M5 (J28)/Cullompton: 10 Miles

An immaculately presented three bedroom bungalow set in a spacious plot on the edge of the popular village of Thorverton.

- Immaculately presented home
- Beautiful sitting room with parquet flooring
- Superb garden with mature plants & shrubs
- Driveway and parking for multiple vehicles
- Roll top bath and separate walk in shower
- Three Double Bedrooms
- On the edge of a highly sought-after village
- Unspoilt views across the countryside beyond
- Council Tax Band E
- Freehold

Guide Price £650,000

## SITUATION

Thorverton is a highly favoured Exe Valley village, equidistance of Exeter, Crediton and Tiverton with an active community and an excellent range of amenities, including primary school, shop and Post Office, two pubs, church, village hall and a farm shop with restaurant, with the added benefit of a doctor's surgery. Surrounding the property is beautiful unspoilt countryside, including River Exe providing superb local rural walks.

Exeter, to the south, has all the amenities associated with a major regional centre, including an airport with national and international flights. Crediton, to the south west, has a range of facilities, including Queen Elizabeth's school, whilst to the north, the market town of Tiverton includes Blundell's School. Although rural, this part of Devon is very accessible with the easiest access to the M5 motorway being junction 27. There are mainline railway stations at Exeter and Tiverton Parkway.





## DESCRIPTION & ACCOMMODATION

Upon entry there is a useful boot room, perfect for hanging coats and keeping muddy boots out of the house. Stepping through the bright and spacious hallway is a WC with vanity unit and mirror to the left, with door to the sitting/ dining/ garden room straight ahead and kitchen through the door to the right.

The triple aspect sitting room has stunning original parquet flooring along with two sets of French doors leading to the paved terrace outside, fitted wood burner and stunning views across the surrounding Exe Valley countryside. Neighbouring the sitting room is the beautifully fitted kitchen with a range of base and wall units, wood effect work tops, integrated modern appliances and standalone Rangemaster Oven with 5 ring electric hob.

There are three double bedrooms at the property with all enjoying fitted wardrobes and uninterrupted views across the garden to the fields beyond. At the far end of the property is the family bathroom that has been finished to a brilliant level. The room has a standalone roll top bath, walk in shower, WC and basin with vanity unit below.

## OUTSIDE

The gardens have been immaculately stocked and are a credit to the current owners. The gardens wrap around the property with the front garden being filled with a range of shrubs and flowers. The rear garden is split into two sections with there being an area laid to lawn with further flower beds and a separate, paved area with raised beds, perfect for growing your own vegetables.

The driveway has space for off-road parking for multiple vehicles, whilst providing access to the garage with up-over door and car port.

## SERVICES

Water - Mains connected

Electric - Mains connected

Drainage - Private drainage via cess pit. Health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

Electric Central Heating via Intellirads.

Ofcom predicted broadband services: Standard - Download 10Mbps, Upload 1Mbps. Ultrafast: Download 1000Mbps, Upload 220Mbps.

Ofcom predicted mobile coverage for voice and data: Internally: Three (Voice only: EE, O2 and Vodafone). Externally: EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

## VIEWINGS

Strictly by prior appointment with Stags Tiverton office Tel: 01884 235705.

## DIRECTIONS

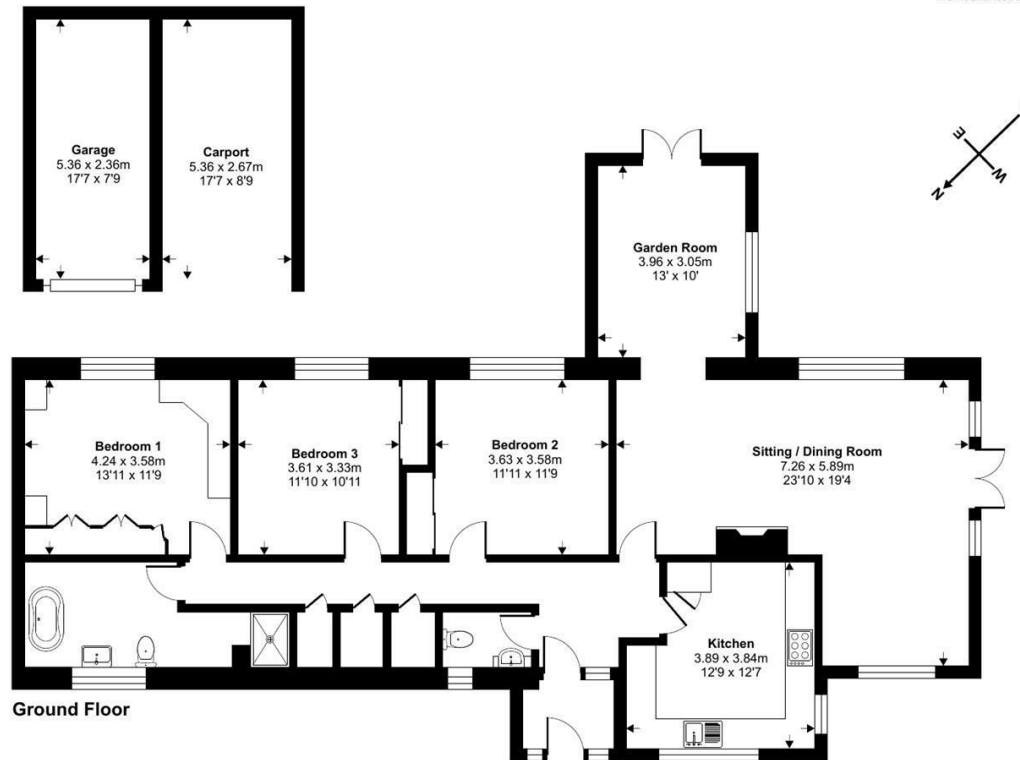
From Tiverton, proceed on the A396 passing through the village of Bickleigh and crossing the stone bridge by the Fishermans Cot over the River Exe. After 7 miles, turn right immediately after The Ruffwell Inn on your right-hand side and proceed towards Thorverton. Continue past the cricket club and through the centre of the village passing The Exeter Inn on your left. As the road forks, take the second right and continue past the football club on your left-hand side. Continue on this road for approximately 0.8 miles and at the T-Junction turn left sign posted Upton Pyne. From here continue past Ratcliffe Farm for 300m where you will find the entrance to Dunelm on the left-hand side.

what3words: ///palaces.selects.organist



Approximate Area = 1603 sq ft / 148 sq m (includes garage & excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2023. Produced for Stags. REF: 943061

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

19 Bampton Street, Tiverton, Devon, EX16 6AA

tiverton@stags.co.uk

01884 235705



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