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Fernbank



Tiverton 4 miles. Tiverton Parkway 11 miles. Exeter Airport 26 miles.

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A charming three bedroom property set in an elevated position within a quiet village on the outskirts of Tiverton.

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- Period features
- Three bedrooms
- Two reception rooms
- Fitted country kitchen
- In need of modernisation
- Conservatory
- Off-road parking
- Elevated plot
- Council Tax Band E
- Freehold

Guide Price £475,000

### SITUATION

Situated just over three miles away, the vibrant Mid Devon town of Tiverton boasts an array of local amenities, including excellent shopping options, supermarkets, and an abundance of dining establishments such as restaurants, pubs, and cafés. Tiverton also hosts a variety of schools, including the esteemed Blundells and Tiverton High School.

Conveniently located, the M5 is a short distance away and provides access to Exeter in the south and Bristol in the north. Tiverton Parkway mainline station, sits alongside Junction 27 and offers rapid services to London Paddington, with a travel time of around two hours. The region offers splendid opportunities for walking, horseback riding, and cycling, with the enchanting Exmoor National Park lying and North Devon Coastline within easy reach.

### DESCRIPTION

Situated within Washfield on the edge of Tiverton, this three-bedroom family home offers two reception rooms, conservatory and mature gardens, available to modernise to the new owners requirements.

### ACCOMMODATION

The entrance vestibule provides access to the country kitchen offers cream wall and base units, large ceramic sink, integrated double oven, hob, extractor and dishwasher with a further pantry space behind sliding door. Both the dining room and sitting room benefit from dual aspect and also feature fireplaces. The well-sized conservatory sits on the southern side of the property offering an additional space to relax. A WC can also be found on the ground floor.

The first floor comprises of three bedrooms, all with feature fireplaces. The master offers a dual aspect and storage cupboard. The family bathroom comprises of shower, wash basin and WC.

### OUTSIDE

The garden is filled with an abundance of mature shrubs, hedging, trees, with areas of lawn wrapping around the property.

Off road parking is available below the house, with steps leading up to the garden.

### SERVICES

Mains electricity, water and drainage. Oil fired central heating.  
Ofcom predicted broadband services - Standard: Download 5Mbps, Upload 1Mbps.  
Ofcom predicted mobile coverage for voice and data: Internal (Limited coverage) -EE, O2 and Vodafone. External - EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon District Council.

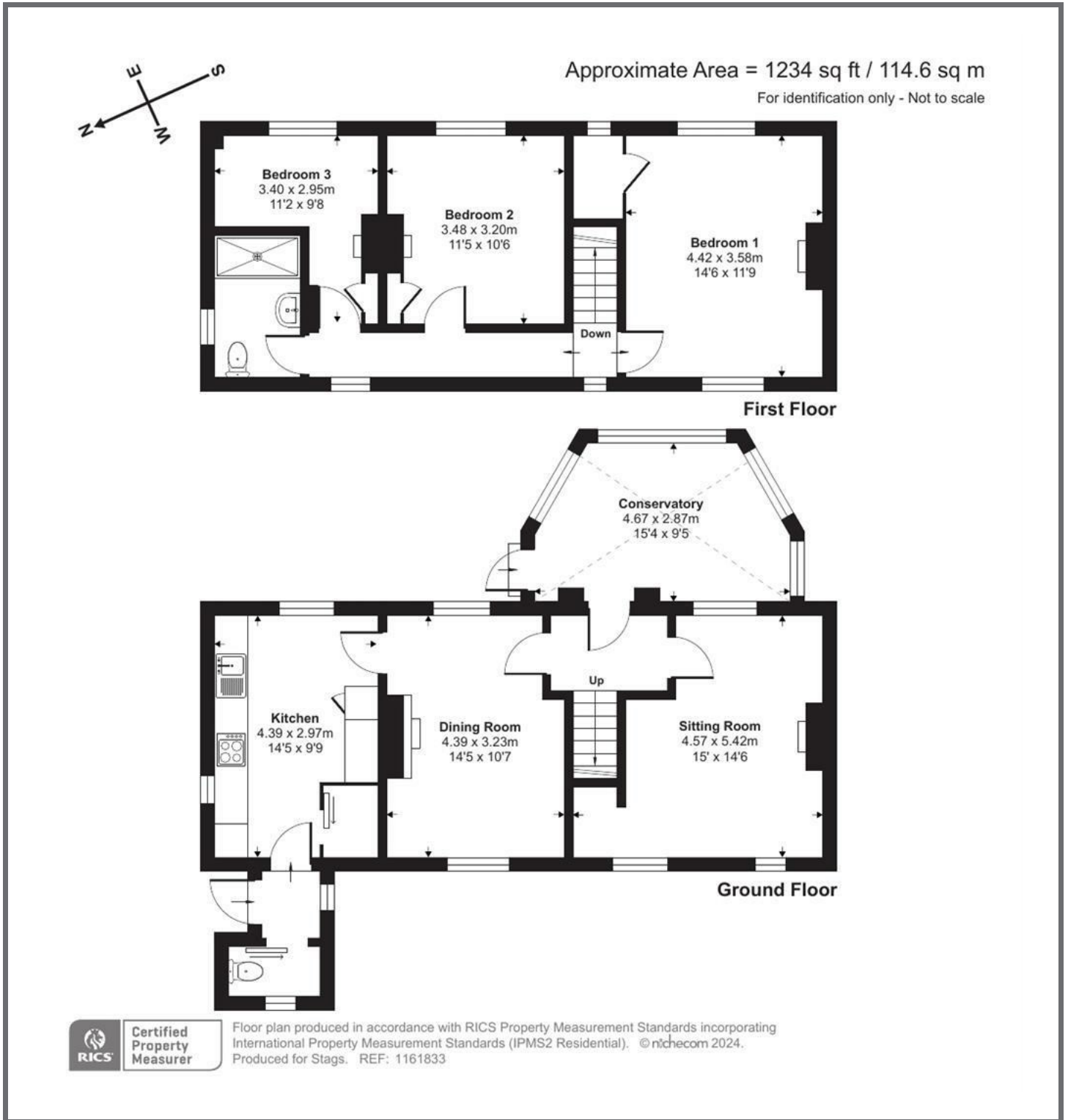
### VIEWINGS

Strictly by appointment only through the agents, Stags.

### DIRECTIONS

Leaving Tiverton on Rackenford Road, proceed over the mini-roundabout, after which take the first right on to Packer Road. Take the first left on to Washfield Lane and remain on this road for approximately 1.5miles. Upon entering the village continue, keeping the Washfield Memorial Hall on your left. After 350 yards, just pass the village church, turn left where parking will be found immediately on the left.





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
(92-100) A	(81-91) B		78
(69-88) C	(55-68) D	49	
(50-68) E	(35-54) F		
(1-49) G			
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2022/91/EC	

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