



Long Meadow



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Blundells Road, Tiverton, EX16 4NB

Tiverton Town Centre 1.5 miles, M5 (J27)/ Tiverton Parkway
Station 5 miles, Exeter 15 miles

A large attractive detached home in a highly convenient location a short distance from Blundells school.

- Large well-presented detached house
- Four bedrooms
- Four reception rooms
- Four bathrooms
- In all 0.39 acres
- Stylish modern kitchen/dining room
- Walking distance from Blundells school
- Good access via North Devon link road
- Council Tax Band F
- Freehold

Guide Price £725,000

SITUATION

The property lies in a highly popular and convenient location on the Eastern outskirts of Tiverton, approximately 1.5 miles from the town centre. Blundells school and the golf club are both within walking distance, as is open countryside and the Tiverton canal towpath.

The market town of Tiverton provides a good range of local amenities including recreational, educational and retail facilities, not limited to; state and private schools, several supermarkets, a hospital and sports centre.

Junction 27 of the M5 is approximately 5 miles, providing access to Taunton, Exeter and Bristol as well as Tiverton parkway mainline rail station with an intercity service to London Paddington taking approximately 2 hours.

DESCRIPTION

An attractive individual detached home, the property has been extended over the years and now provides an extensive range of accommodation with some flexibility on the ground floor with annexe potential subject to the necessary consents. The property is also well presented with modern kitchens and bathrooms and is UPVC double glazed and gas central heating.



ACCOMMODATION

The spacious and flexible accommodation comprises in brief, enclosed entrance porch leading into a central hall. The kitchen/dining room is the centre of the house with outlook over the garden and providing a stylish modern kitchen with integral appliances including double oven, microwave, ceramic hob with hood over, dish washer and fridge. Patio doors from the kitchen lead to an attractive glass roofed veranda overlooking the garden. Adjoining the kitchen is a sitting room with garden room overlooking the garden. Further to this is a study, drawing room, utility room, second utility/store and cloakroom with WC and an internal door providing access to the garage. A downstairs shower room with WC completes the ground floor accommodation.

On the first floor a large landing leads to all rooms, the master bedroom having a attractive modern ensuite shower room and walk in wardrobe/dressing area. Bedroom two also has a large modern ensuite bathroom, whilst the remaining two bedrooms have use of the family bathroom.

OUTSIDE

The property lies within a large plot of 0.39 acres with good space at the front providing a gravelled area with space for numerous cars and leading to a single integral garage.

Large gardens lie to the rear, which have been lovingly maintained with mainly lawns with inset flower and shrub beds and surrounding hedges. At the end is a timber arch opening through to a further lawned area and two garden sheds.

SERVICES

Mains electricity, water and drainage. Gas central heating
Ofcom predicted broadband services - Standard: Download 10Mbps, Upload 0.9Mbps. Superfast: Download 75Mbps, Upload 20Mbps. Ultrafast: Download 900Mbps, Upload 200Mbps
Ofcom predicted mobile coverage for voice and data: Internal (Limited) - EE, Three, O2 and Vodafone. External - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council.

VIEWINGS

Strictly by appointment only through the agents.

DIRECTIONS

From M5 (Junction 27) proceed west bound on the North Devon Link Road (A361). Take the second exit, signposted Post Hill and upon reaching the roundabout, take the first exit. At the crossroads, turn right. After approximately 175 yards, the property can be found on the left-hand side.

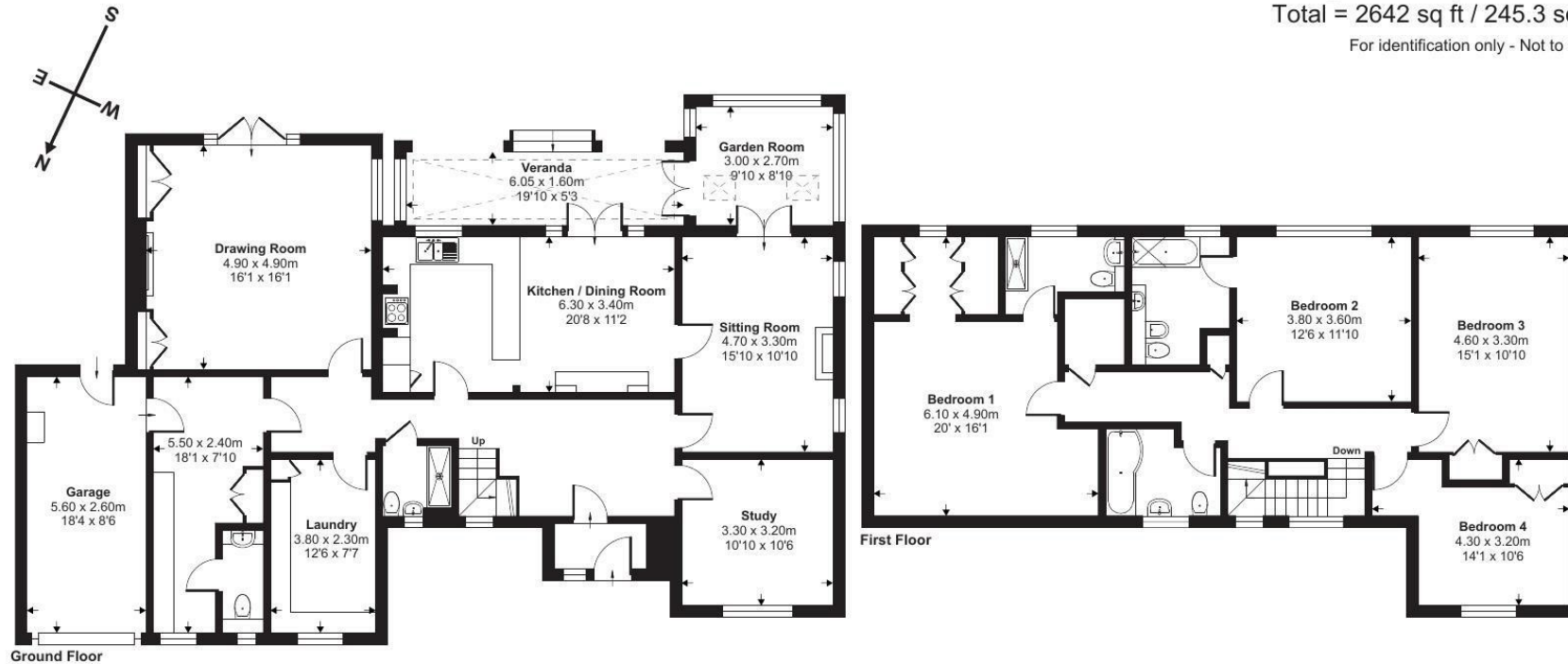


Approximate Area = 2485 sq ft / 230.8 sq m (excludes veranda)

Garage = 157 sq ft / 14.5 sq m

Total = 2642 sq ft / 245.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1198126

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) 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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