



3 Carew Road

3, Carew Road, Tiverton, EX16 6BN



Tiverton 1 Mile | M5 (J27) & Tiverton
Parkway 8 Miles | Exeter 25 Miles

A detached three-bedroom bungalow in a superb location with flexible accommodation, off street parking and garage. Offered to the market with no onward chain.

- Detached Bungalow
- Three Bedrooms
- No Onward Chain
- Front and Rear Gardens
- Garage
- Off Street Parking
- Conservatory
- Flexible Accommodation
- Council Tax Band C
- Freehold

Guide Price £295,000

SITUATION

The property is conveniently positioned near the centre of the popular market town of Tiverton. The town offers a wide range of amenities including a leisure centre, hospital, bank/building societies, shops and supermarkets. There is private and state schooling for all ages, including Blundell's School which offers discounts to local students.

There is easy access to the North Devon Link Road (A361) and M5 at Junction 27 beyond, alongside which lies Tiverton Parkway Railway Station with mainline fast link to London Paddington. Whilst both the north and south coasts are within an hour's drive.

The university and cathedral city of Exeter lies to the south and has excellent shopping, dining, theatre and recreational facilities as well as numerous state and private schools and international airport.

DESCRIPTION

3 Carew Road is a fantastically presented three-bedroom property within a quiet location of the Pinnex Moor area. A short level walk leads into the town centre or alternatively a local bus route runs through the development. The bungalow is well-located and is offered to the market with no onward chain.

ACCOMMODATION

The front door, to the side of the property, leads through to the hallway giving access to all principal rooms. The kitchen overlooks the front garden and offers a range wall and base units and benefits from an electric oven, induction hob with extractor over as well as an integrated fridge/freezer and space for a dishwasher. The well-proportioned sitting room also sits to the front of the property with a feature gas fireplace. The bedrooms are located to the rear of the property with bedroom one and two offering rear aspect overlooking the garden. The existing layout of the property offers versatility in their use, particularly with the second bedroom benefitting from double doors stepping through the conservatory and garden beyond. The third bedroom benefits

from built in storage and is a good size. The family bathroom comprises shower unit with sliding door, wash basin and WC.

OUTSIDE

The front of the property offers a gravelled area, a blank canvas for someone to make what they wish, with ample opportunity for flowerbeds or conversion of this section into a driveway (subject to necessary consents). A pathway leads through to the side and rear of the property which is currently a paved area although with the size of the plot this area offers potential for landscaping.

There is rear access to the property and garage via double gates providing a private parking area within the properties boundary.

SERVICES

Mains electricity, water, gas and drainage and. Gas central heating.

Ofcom predicted broadband services - Standard: Download 15Mbps, Upload 1Mbps. Superfast: Download 79Mbps, Upload 20Mbps. Ultrafast: Download 900Mbps, Upload 900Mbps.

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 via the agent.

DIRECTIONS

From M5 (Junction 27) travel westbound for approximately 6 miles. Upon reaching Bolham roundabout, take the first exit on to the A3126. At the next roundabout, take the first exit on to Lea Road and proceed for 0.4 miles, turning right onto Brickhouse Hill. After 150 yards bear left on to Carew Road, where the property can be found second on the left.

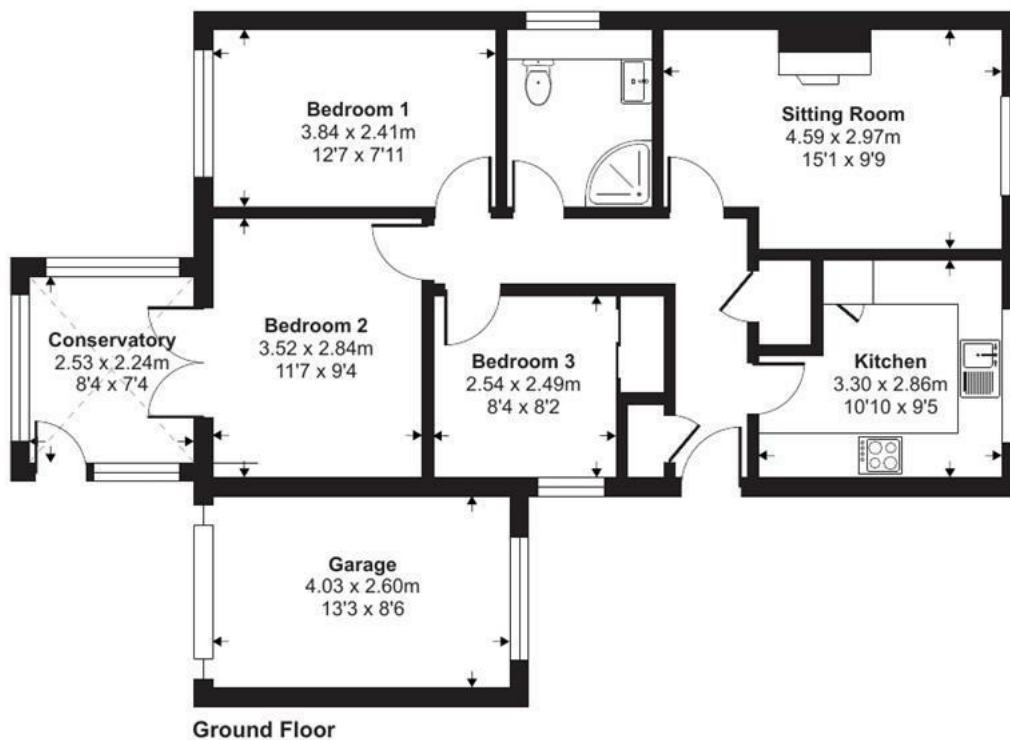
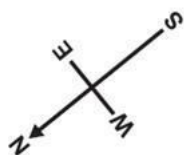


Approximate Area = 767 sq ft / 71.2 sq m

Garage = 113 sq ft / 10.4 sq m

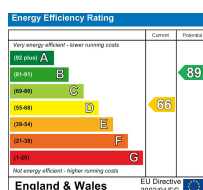
Total = 880 sq ft / 81.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Stags. REF: 1276396

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