



40 Sideling Fields



40 Sideling Fields

Tiverton, Devon, EX16 4HG

Town Centre 1 mile | M5 (J27)/ Tiverton Parkway 6.5 miles | Exeter 15 miles

A contemporary and beautifully finished detached home, perfectly positioned to enjoy far reaching countryside views while offering stylish open plan living and exceptional outdoor space.

- Immaculately Presented Detached Home
- High Specification Kitchen
- Driveway Parking for Two Vehicles
- Generous Split-Level Garden with Decking
- Stunning Open Plan Kitchen, Living and Dining Room
- Three Spacious Double Bedrooms
- Conservatory and Separate Utility Area
- Far Reaching Countryside Views
- Council Tax Band D
- Freehold

Guide Price £425,000

DESCRIPTION

40 Sideling Fields is a beautifully presented detached home, occupying an elevated position on a sought after residential street in Tiverton. The property enjoys far reaching views across the Mid Devon countryside while being conveniently located for Tiverton town centre, local amenities and schools. Excellent transport links are available via the A361 North Devon Link Road, providing quick access to Junction 27 of the M5 and Tiverton Parkway railway station.

The accommodation is arranged over two floors and has been thoughtfully designed to make the most of the superb views. The entrance level comprises three spacious double bedrooms. The principal bedroom benefits from built in wardrobes, an en suite shower room and a private balcony that takes full advantage of the far reaching outlook. The two remaining bedrooms are served by a modern family bathroom.

Stairs lead down to the lower ground floor, where the property opens into an impressive open plan kitchen, living and dining space. The kitchen is fitted to a high specification with stylish cabinetry, quartz work surfaces and a range of integrated appliances. The bright and versatile living and dining areas feature bi fold doors opening onto the decked terrace. A conservatory, accessed from the living area, provides an additional space for relaxation or informal dining, while a separate utility area offers further storage and appliance space.

Externally, there is driveway parking for two vehicles and a useful workshop/store to the front, whilst to the rear the garden is predominantly decked, designed to take full advantage of the views, and bordered by mature shrubs and woodland.

AGENT NOTE

In 2023, the property was re-wired and replumbed, with new radiators and a gas combi-boiler installed.

SERVICES

Mains electricity, water, gas and drainage. Gas Central heating.
Ofcom predicted broadband services – Standard & Superfast broadband available.
Ofcom predicted mobile coverage: Internal (Variable)- EE. External - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon Council.

WHAT3WORDS

///drip.elbow.port





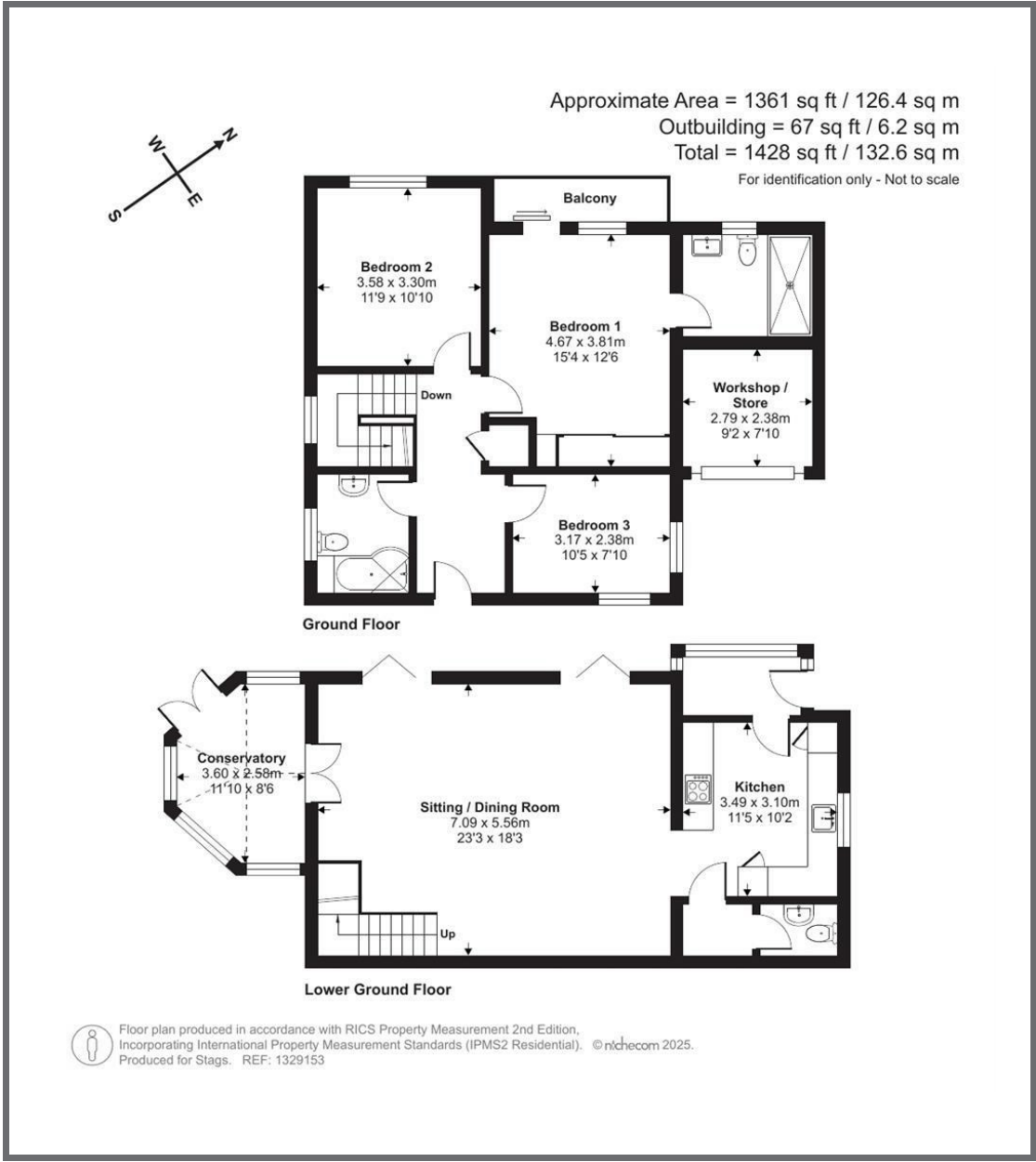
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(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



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London