



1 Oaklea

Tiverton, Tiverton

VACANT POSSESSION - NO CHAIN! Spacious 3-bed detached with garage, rear extension & generous garden, offering superb potential for renovation—ideal for investors, developers or families.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Vacant and chain-free – a perfect investment or renovation project
- Three-bedroom detached family home in a desirable residential location
- Spacious dual-aspect living room with feature fireplace
- Open plan dining area with sliding doors to the garden
- Rear extension offering flexible additional living space
- Kitchen with handy under-stairs storage cupboard
- Principal bedroom with built-in wardrobes
- Walk to shops and schools or bus services nearby.
- Mature rear garden with established shrubs and apple tree
- Driveway with parking for 2–3 vehicles and large integral garage



Spacious Three-Bedroom Detached Home with Garage & Rear Extension – Ideal Investment Opportunity

Located in a desirable residential setting, this three-bedroom detached property with garage and rear extension presents an excellent opportunity for those seeking a project or investment. Offered with no onward chain and currently vacant, it provides a fantastic blank canvas ready to be modernised and transformed into a stylish family home.

The accommodation begins with a welcoming entrance hall leading to a spacious dual-aspect living room, open plan to the dining area, featuring a central fireplace and sliding doors that open onto the rear garden. The kitchen includes a useful under-stairs storage cupboard and a door to the rear extension, offering flexible additional living space, perfect as a family room, playroom, or home office.

Upstairs, the property comprises three well-proportioned bedrooms: the principal bedroom benefits from built-in wardrobes, the second is a generous double, while the third makes an ideal single or study. A family bathroom fitted with a white suite completes the first floor.

Externally, the rear garden is a delightful feature, with mature shrubbery and a well-established apple tree, plus space for a greenhouse for gardening enthusiasts. A side gate leads to the front of the property, where a driveway provides off-road parking for two to three vehicles, with potential for extension if required, and access to the large integral garage.

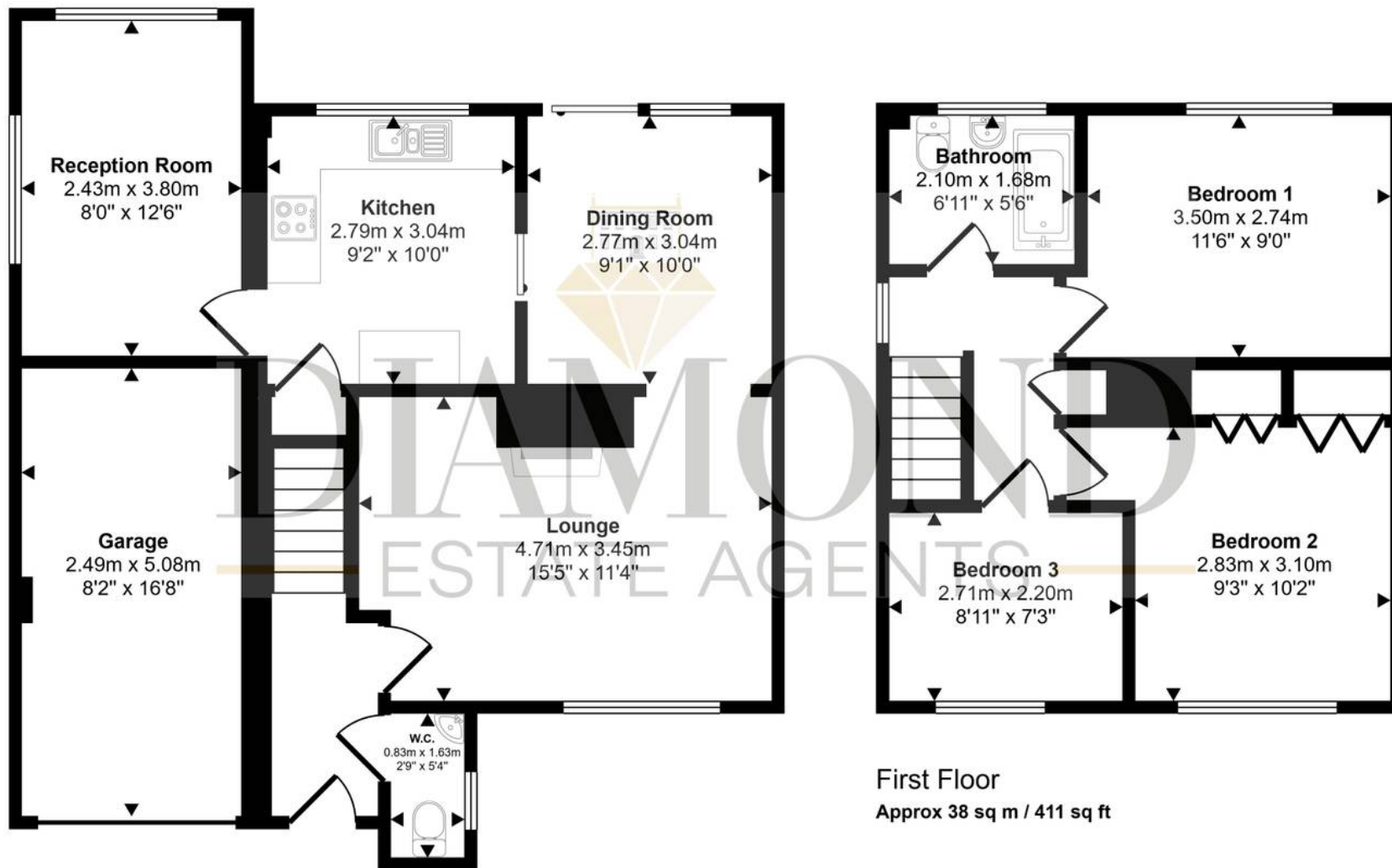
Positioned just off Pinnex Moor Road, the property is within walking distance of Tiverton town centre, with local shops and schools close by. Regular bus services provide easy access to the town centre or to Sampford Peverell, which offers a mainline station with direct services to London Paddington. The M5 and Exeter city centre are also within a short drive via the North Devon Link Road, making this a highly convenient location for commuters and families alike.

This home offers significant potential for buyers looking to add value through renovation, making it an ideal choice for investors, developers, or families wishing to create a home tailored to their own style and needs.





Approx Gross Internal Area
104 sq m / 1120 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Guide Price **£325,000**