



seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



11 Smallacombe Road, Tiverton, Devon, EX16 5BA

Asking Price £325,000

- NO ONWARD CHAIN!
- Semi-detached
- Sitting room
- Driveway with parking
- Garden
- 3 bedroom bungalow
- Kitchen
- Spacious accommodation
- Garage
- Cul-de-sac location

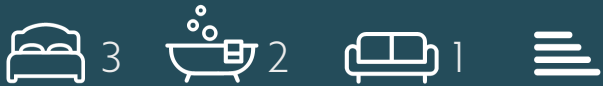
Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



11 Smallacombe Road, Devon EX16 5BA

A spacious three bedroom bungalow, quietly positioned in a cul-de-sac on the edge of Tiverton, offered with no onward chain.



Council Tax Band: C



A spacious three bedroom bungalow enjoying a quiet cul-de-sac position with countryside views on the edge of Tiverton.

Upon entering, the porch gives access to both the sitting room and the kitchen. The kitchen is a good size and fitted with a range of wall and base units, with ample space for appliances. A large front-facing window floods the room with natural light. From here, a useful storage area and side door lead out to the rear garden and garage.

A well proportioned sitting room benefits from a wide front window and offering countryside views.

From the inner hallway, you will find two well proportioned bedrooms, a wet room, and a versatile room ideal as a dining room or office space. From here, the stairs provide access to the first floor.

Upstairs, along the landing is a large family bathroom, fitted with a bath and electric shower over, WC and basin. The master bedroom on this floor benefits from built in storage cupboards and double aspect windows.

Outside, the rear garden is a tiered mix of lawn and paved areas, along with access to the garage and a useful garden shed.

Driveway parking for two vehicles leads to a single garage.

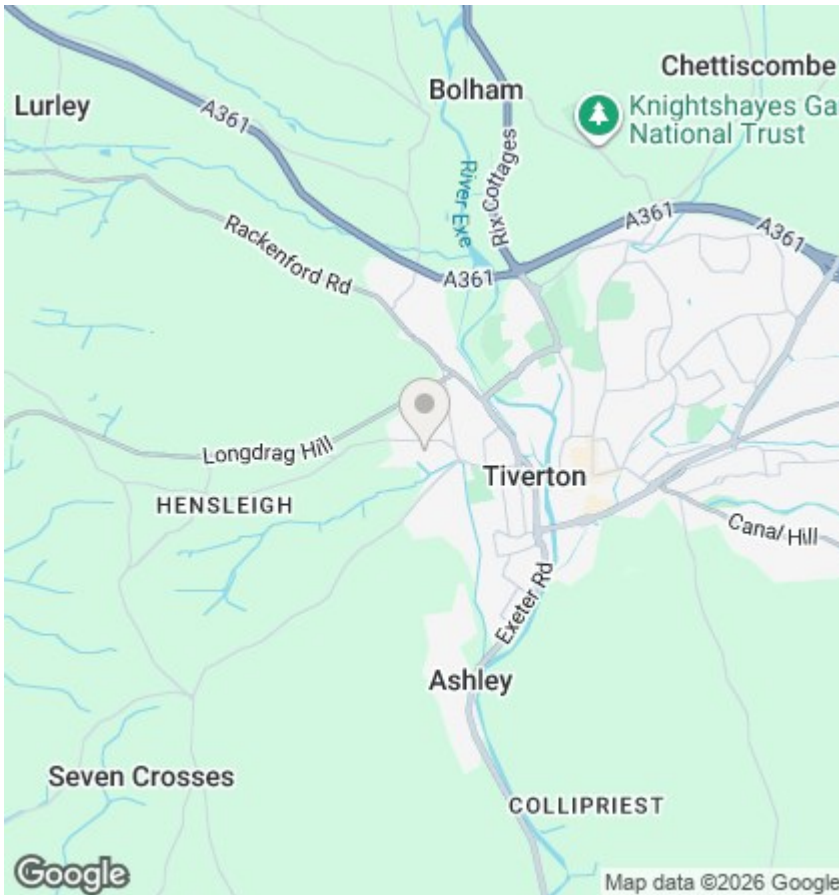
Overall, this bungalow offers excellent space, flexible living options, and a tranquil setting with pleasant views.

Services:

Tenure: Freehold

Council Tax: Band C

Local Authority: Mid Devon District Council



Directions

From the multi storey car park, turn right at the roundabout and cross the river. Turn right at the next roundabout and the left at the mini roundabout. Follow the road to the right and turn left into Wellbrook Street. Pass the fire station on the left and take the third left onto Bakers Hill. Turn left into Upcott Mead Road taking the first right into Smallacombe Road, **Viewings**

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |