





# 3 Old Blundells Court Station Road

Tiverton, Tiverton

Spacious detached 4-bed home near Tiverton centre with river views, large garden, double garage, ample parking, and versatile living space. Close to schools, amenities, and transport links.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious FOUR DOUBLE bedroom detached family home
- Prime town-centre location with river views
- Large wrap-around garden offering great privacy
- Ample parking for 3-4 vehicles plus double garage & store room
- Generous kitchen/breakfast room
- Three reception rooms with feature fireplace and patio doors to garden
- Family Shower Room, Ensuite to Bedroom One, Cloakroom & Ground floor Shower room
- Walk to Town centre or Easy Access to schools and M5





## **Prestigious Town Centre Family Residence with River Views**

### **Ideal for Multi-Generational Living**

Discreetly positioned within a few hundred yards of Tiverton's vibrant town centre and enjoying tranquil views across the River Lowman, this substantial detached residence offers a rare combination of space, privacy and flexibility. Set behind a generous frontage with ample off-road parking and a double garage, the property presents an outstanding opportunity to create a refined home perfectly suited to modern family life, including multi-generational living.

The accommodation is both generous and adaptable. A welcoming entrance hallway leads to a series of well-proportioned ground-floor rooms designed to accommodate a variety of lifestyles. The spacious kitchen and breakfast room forms the social heart of the home, while a formal dining room opens via French doors into the sitting room, where a feature fireplace and sliding patio doors provide a warm, inviting space with direct access to the garden.

Of particular note is the ground-floor flexibility, with a cloakroom, a separate shower room and a well-appointed study that can comfortably serve as a fifth bedroom. With internal access to the garage and its proximity to bathroom facilities, this area is ideally suited for an elderly relative, extended family member, or independent guest accommodation, offering both privacy and convenience without compromising the main living areas.

The first floor is arranged around a spacious landing and provides four excellent double bedrooms. The principal bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a well-appointed family shower room. This layout allows clear separation between generations if desired, while still maintaining a strong sense of connection throughout the home.

Externally, the wrap-around rear garden creates a peaceful and private setting, with mature planting, lawned areas and paved terraces. The uninterrupted views over the River Lowman provide a calming backdrop, enhancing the sense of seclusion rarely found so close to the town centre. The outdoor space is ideal for shared family use, quiet relaxation or entertaining across generations.





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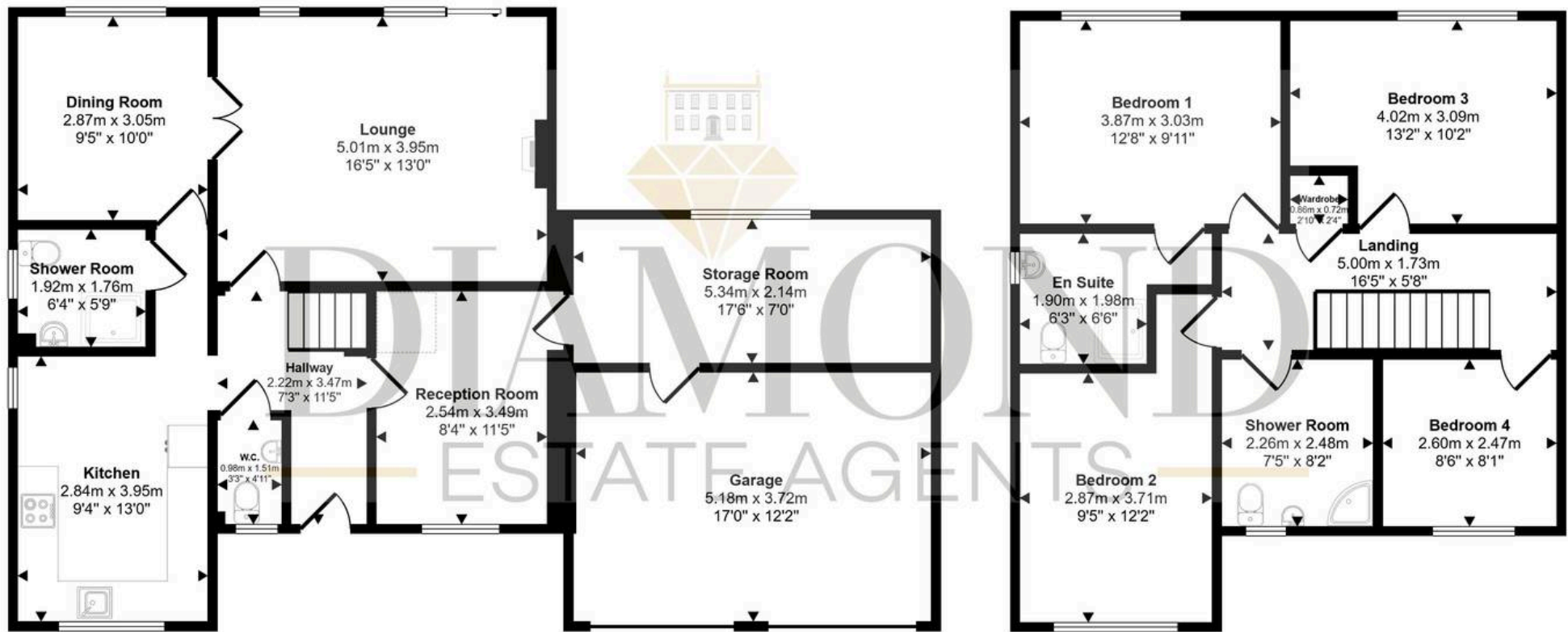
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Approx Gross Internal Area  
163 sq m / 1758 sq ft



Ground Floor  
Approx 98 sq m / 1058 sq ft

First Floor  
Approx 65 sq m / 700 sq ft

Denotes head height below 1.5m

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.