



5 Glebelands



**STAGS**

# 5 Glebelands

Puddington, Tiverton, EX16 8ND

Witheridge 2 Miles | Tiverton 9 Miles | M5 J27/ Tiverton Parkway 16 Miles

A spacious, well-positioned detached bungalow with large, attractive gardens, drive and garage, in all approx. 0.3 acres.

- Spacious Detached Bungalow
- Three Bedrooms. Two Bathrooms.
- Kitchen & Separate Utility
- Attractive Mature Garden
- Council Tax Band D
- Approx 0.3 acres In All
- Triple Aspect Sitting Room
- Drive with Parking and Garage
- Tiverton 9 Miles
- Freehold

## Offers Over £350,000

### DESCRIPTION

This spacious detached bungalow lies within the village of Puddington, an active community with village hall and church. The property features attractive mature gardens to the front and rear offering space and privacy. Internally, the property offers a spacious triple aspect sitting room, sun room, separate utility and shower room, along with three well-proportioned bedrooms and further family shower room. Local amenities can be found at Witheridge, 2 miles distant, or tiverton which is 9 miles.

### SERVICES

Mains electricity, water and drainage. Oil Fired Central Heating.  
Ofcom predicted broadband services - Standard: Download 6Mbps, Upload 0.7Mbps. Ultrafast: Download 900Mbps, Upload 900Mbps.  
Ofcom predicted mobile coverage for voice and data: Internal (Limited) - EE, Three and O2. External – EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon District Council. Puddington Conservation Area.

### DIRECTIONS

From Tiverton, proceed on the B3137 towards Witheridge for 5.6 miles, passing through the village of Witleigh. After rising up Cruwys Morchard Hill, through the woods, take the second left at peak cross and remain on this road for approximately 3 miles. After entering Puddington, the road bears right at Puddington Cross, turn left here and continue for 175 yards, passing the village hall, turning right into Glebelands, where the property will be the third property on the left-hand side.





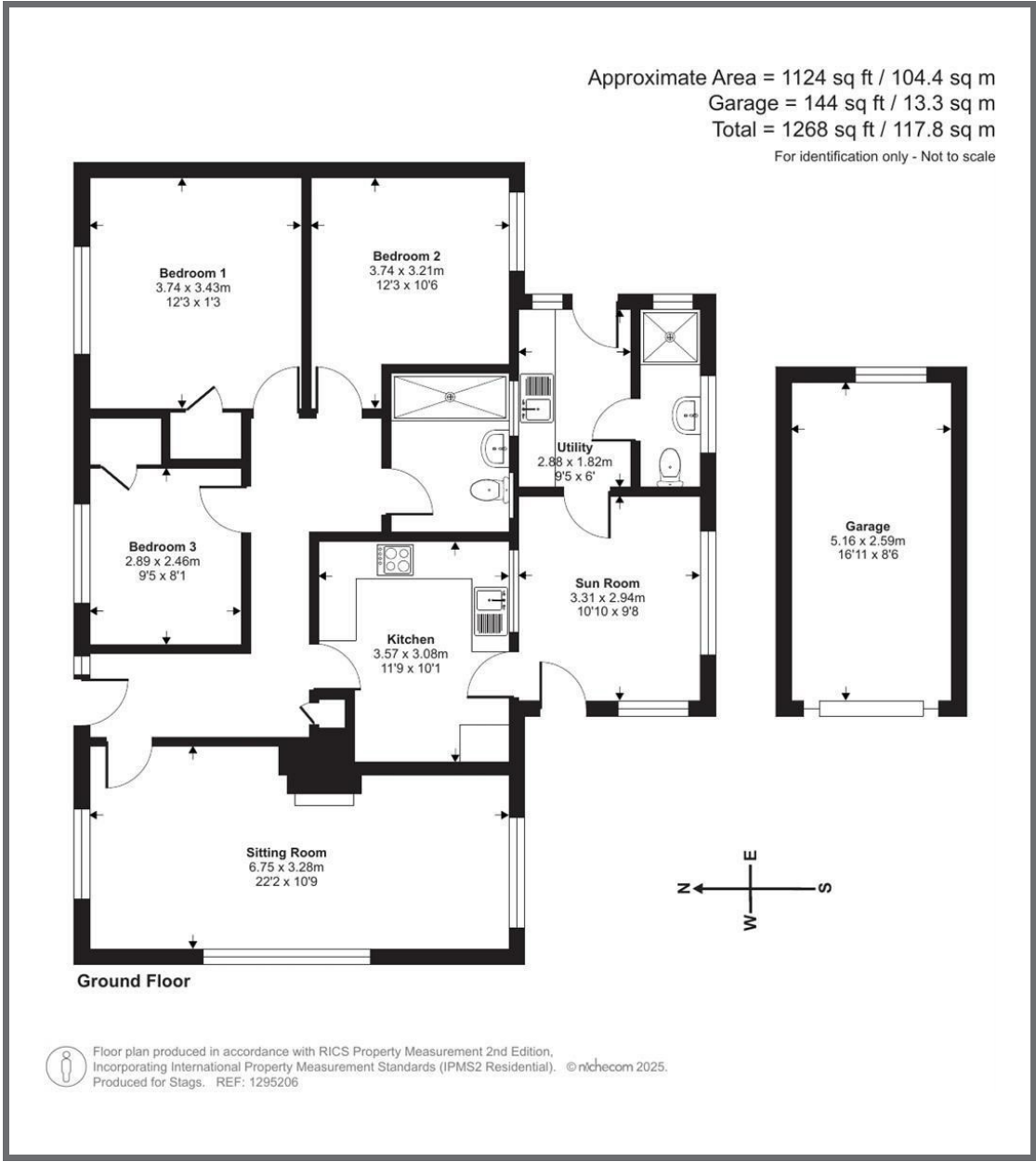
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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                                 |         | 78                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 55      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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