Asking Price £150,000

seddons









3 Orkney Mews, Tiverton, EX16 6TP

- **No Onward Chain**
- **2 Bedrooms**
- **Kitchen**
- **Level Walk To Town**
- **Over 55s development**
- **Living Room**
- **Garden**
- **Single Garage**

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The Property Ombudsman

3 Orkney Mews, Tiverton EX16 6TP

A well-presented two-bedroom house situated within the popular Orkney Mews development for the over 55s. Offering two bedrooms, a kitchen and shower room, generous living/dining room, enclosed courtyard garden and garage. Conveniently positioned within a reasonably level walk of Tiverton town centre and offered with no onward chain.

2 | 1 | 1 | D | Council Tax Band: B







Situated within the established Orkney Mews development, this well-presented two-bedroom house offers comfortable, easily managed accommodation within a reasonably level walk of Tiverton town centre.

Offered with no onward chain.

The accommodation is well proportioned, extending to approximately 760 sq ft, with a useful entrance hall and ground floor cloakroom.

The modern fitted kitchen provides a good range of storage and work surfaces, together with integrated appliances and plumbing for a washing machine.

To the rear, the spacious living/dining room is a particular feature of the house, measuring approximately 16'3" x 12'9". Patio doors provide plenty of natural light and open directly onto the enclosed courtyard garden.

Upstairs are two genuinely good-sized bedrooms. The main bedroom is a generous double with ample room for additional furniture, while bedroom two also comfortably accommodates a double bed.

The shower room has been modernised with a large walk-in shower, wash basin and WC.

Outside, the enclosed rear courtyard provides a private and manageable area for sitting out, beyond which is a communal lawned area.

A single garage is situated nearby within a separate block.

Orkney Mews is intended for the over 55s, with an occupier of the property required to be aged 55 or over.

The development is conveniently positioned for local amenities, including Moorhayes Community Centre, Tesco Express and nearby bus services, while Tiverton town centre can be reached on foot without encountering the steeper approaches found in some parts of the town.

Tenure: The property is leasehold, with approximately 63 years remaining.

The current ground rent is £100 per annum, with a service charge of approximately £1,000 per annum.

The service charge contributes towards the maintenance of the communal areas, buildings insurance and periodic external decoration.

Utilities
Mains gas, electricity, water and drainage.

Local Authority
Mid Devon District Council

Parking
Garage



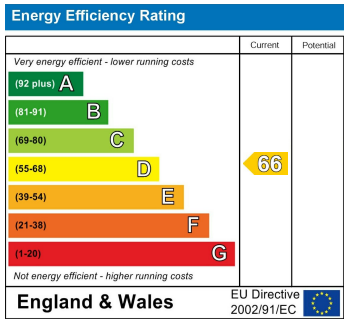
Directions

What3words - dips.coins.local

Viewings

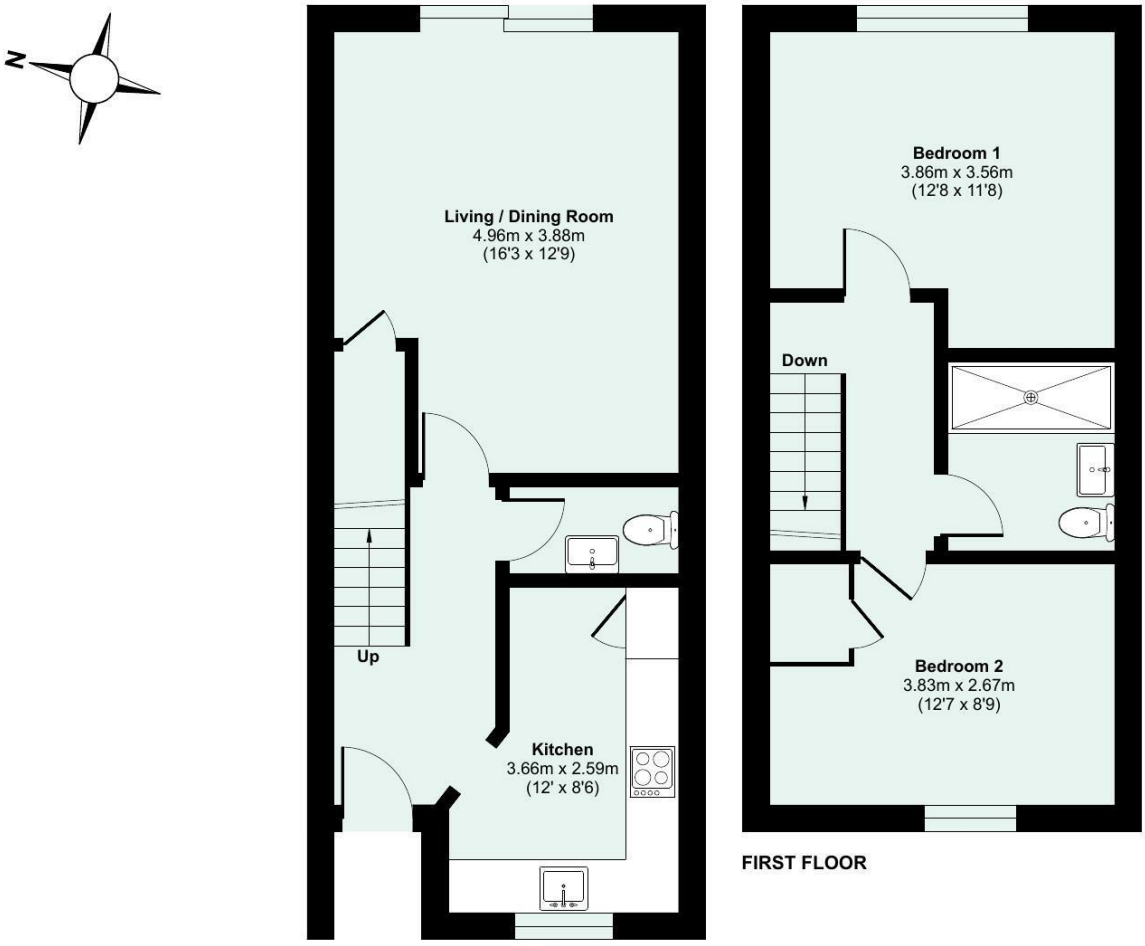
Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating: D



Approximate Area = 760 sq ft / 70.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1523723





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