

8 Fore Street, Tiverton, Devon, EX16 6LH



## 1 Pine Close, Tiverton, Devon, EX16 5BY

Asking Price £525,000

- Rare opportunity in Tiverton
- Quiet no-through road
- Well-kept, private gardens
- Flexible, practical layout
- Main bedroom with ensuite
- Turn-key condition
- Generous corner plot
- Driveway and garage parking
- Double aspect living room
- Ready to move in and enjoy

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 1 Pine Close, Devon EX16 5BY

Tucked away in a small no-through close of just six detached homes, this well-kept property occupies a generous corner plot with private gardens, driveway parking and garage. Offering a flexible layout with four bedrooms and two reception rooms, it's a rare opportunity in a quiet yet convenient Tiverton position



Council Tax Band: E



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Tucked away in a small no-through close of just six detached homes, this well-kept property occupies a generous corner plot with private gardens, driveway parking and garage. Offering a flexible layout with four bedrooms and three reception areas, it's a rare opportunity in a quiet yet convenient Tiverton position.

Pines Close is seldom available, providing a peaceful setting while remaining within easy reach of the town.

The house sits on a generous corner plot with gardens wrapping from front to rear, thoughtfully landscaped with patio areas, water features and a good degree of privacy. A driveway provides parking for two, along with a garage incorporating a useful utility area.

Inside, the layout is practical and well balanced. A spacious entrance hall with cloakroom opens into a central breakfast room, with the kitchen to one side and a separate dining room, currently arranged as a snug, to the other.

The living room is a comfortable, double aspect space with a feature fireplace, and all principal ground floor rooms enjoy access out to the garden.

Upstairs offers four bedrooms, including a main bedroom with ensuite and far-reaching views. The remaining rooms are well-proportioned, with one currently used as a study, alongside a family bathroom.

The property has been well maintained and improved, including recent boiler and plumbing works, resulting in a home that is ready to move into and enjoy.

Services:  
Mains electric, gas, water, and drainage.

Tenure:  
Freehold

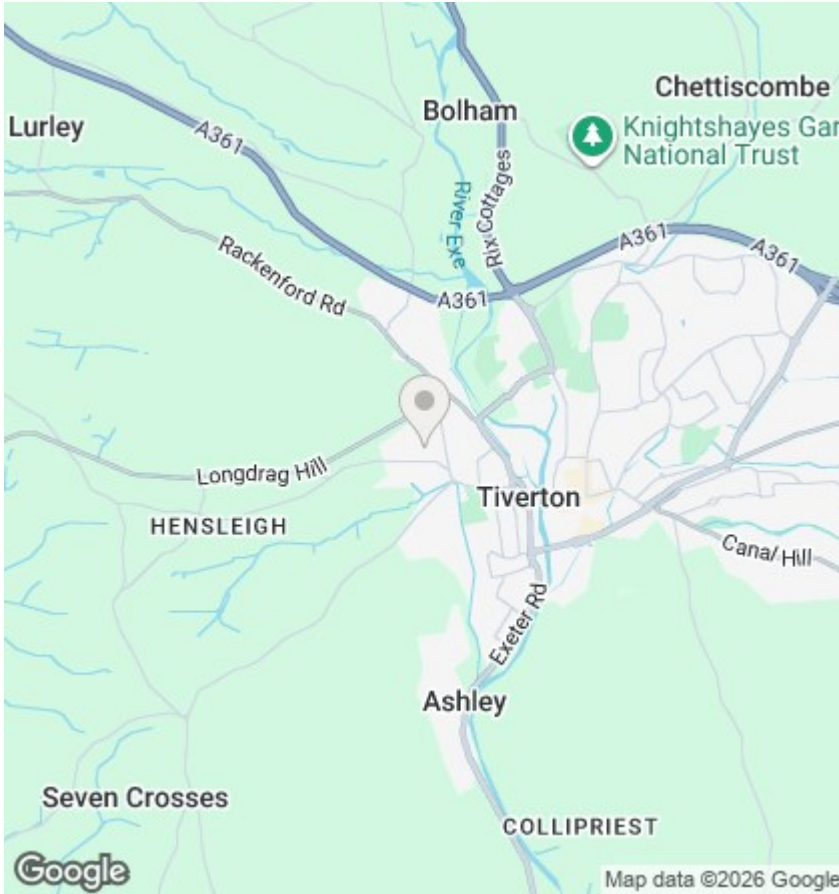
Council Tax:  
Band E

Local Authority:  
MDDC 01884 255 255

Directions  
What3words loves.blast.drum

Google Maps Link  
<https://maps.app.goo.gl/QA8M6MRPw914EyBN8>

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## Directions

What3words loves.blast.drum Google Maps  
Code WF4X+7W3 Tiverton

## Viewings

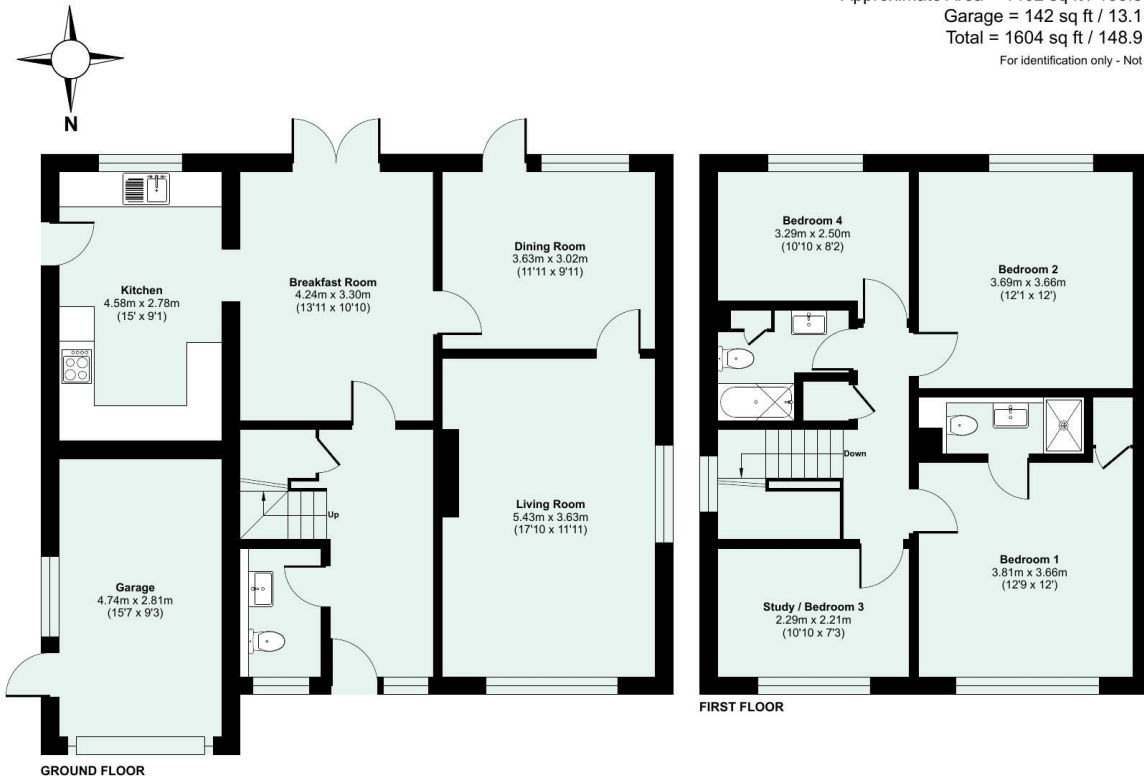
Viewings by arrangement only. Call 01884 253500 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approximate Area = 1462 sq ft / 135.8 sq m  
Garage = 142 sq ft / 13.1 sq m  
Total = 1604 sq ft / 148.9 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: 1434859

