8 Fore Street, Tiverton, Devon, EX16 6LH

seddons

Waters End Canal Hill, Tiverton, EX16 4HT

Asking Price £450,000

- **Detached bungalow**
- **NO ONWARD CHAIN**
- **3 Reception rooms**
- **Knightshayes views**
- **Four bedrooms**
- **Log burner**
- **Extensive parking**
- **Walk to town**

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK

Detached four bedroom chalet bungalow with no onward chain, in a unique canal-side position within walking distance of Tiverton town centre. Offering substantial parking, updated kitchen, log burning stove, views towards Knightshayes and beautifully presented accommodation throughout.

4 2 2 D Council Tax Band: D

Occupying a distinctive position just moments from Tiverton's beautiful Grand Western Canal Basin, this substantial detached chalet bungalow offers spacious and flexible accommodation, generous parking and a setting that combines privacy with exceptional convenience, and offered with no onward chain.

Set back behind a traditional stone wall and approached through double entrance gates, the property enjoys a surprising degree of seclusion whilst remaining within comfortable walking distance of Tiverton town centre and close to a regular bus route.

Internally, the home has been carefully maintained and is presented in particularly tidy order throughout. The sitting room provides a warm and welcoming focal point to the house, now enhanced by an attractive inset log burning stove creating a comfortable space to relax throughout the seasons.

The kitchen has also been updated and offers a practical fitted arrangement with a range of storage units, eye-level microwave, separate oven and grill, induction hob and matching extractor hood, flowing naturally into the breakfast area and onward into the conservatory overlooking the garden.

The accommodation is arranged with flexibility in mind and includes multiple reception spaces together with four well-proportioned bedrooms across two floors. From the first floor landing and rear aspects there are pleasant elevated views stretching across towards Knightshayes Country Park.

Outside, one of the property's standout features is the exceptional parking provision. Behind the enclosed frontage is an extensive gravelled parking and turning area alongside the detached garage, offering excellent capacity for multiple vehicles.

The location is particularly special — the Grand Western Canal Basin is only a short stroll away, offering tea rooms, the famous horse-drawn barge, floating café, level waterside walks and scenic cycle routes, making this an excellent choice for buyers seeking both convenience and lifestyle.

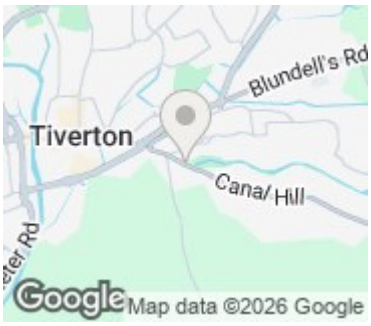
Tenure
Freehold

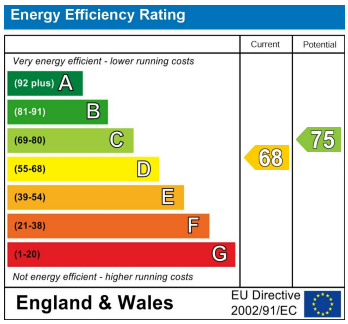
Utilities
Mains electric, gas, water, and drainage

Local Authority
Mid Devon District Council

Council tax band D

WATER'S END





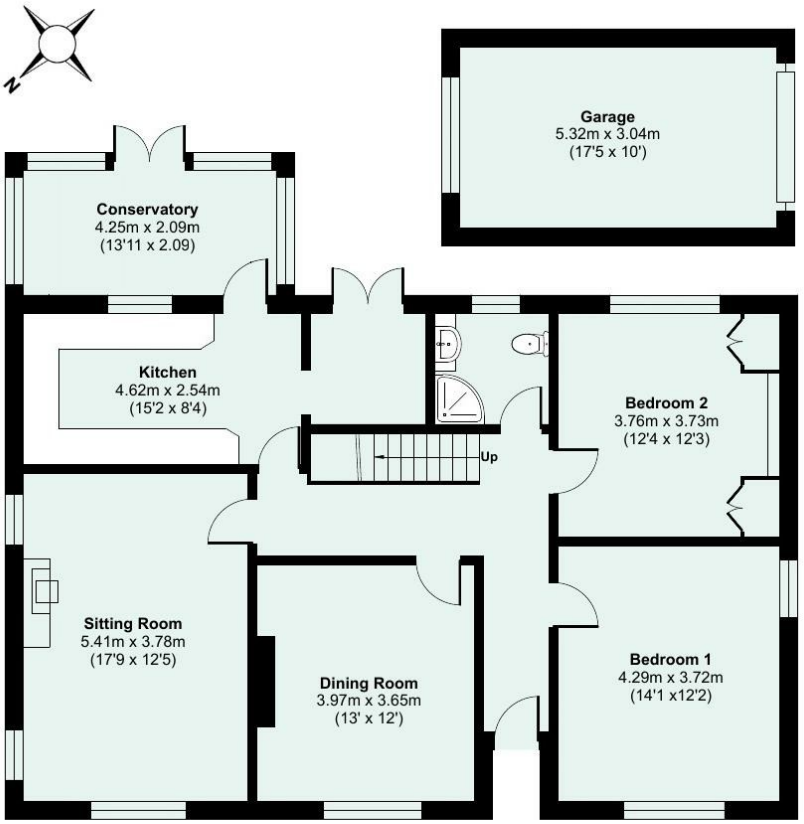
Directions

What3words backup.poster.bliss

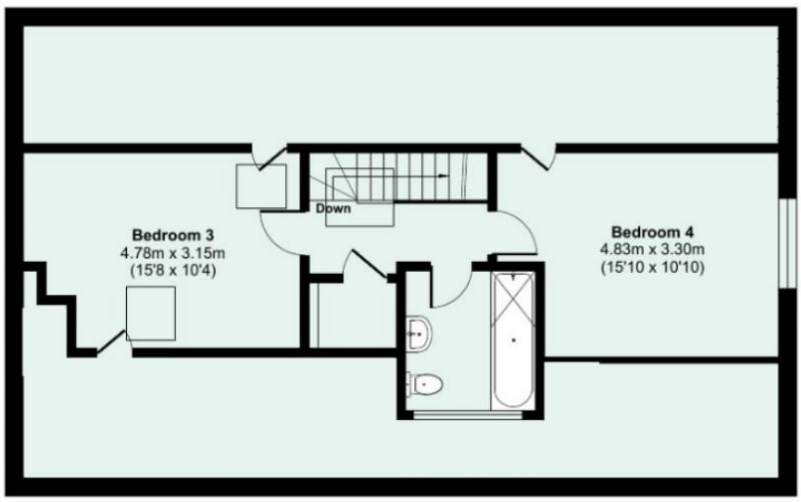
Viewings

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

EPC Rating: D



GROUND FLOOR



FIRST FLOOR

Approximate Area = 1858 sq ft / 172.6 sq m

For identification only - Not to scale

Whilst every attempt is made to enure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.