

8 Fore Street, Tiverton, Devon, EX16 6LH



25 Bluebell Avenue, Tiverton, Devon, EX16 6SX

Guide Price £375,000

- Detached
- Enclosed garden
- Garage
- Large corner plot
- 4 Bedrooms
- Double driveway
- Extended
- Popular location

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 25 Bluebell Avenue, Tiverton EX16 6SX

A great four bedroom, detached family home in a popular, convenient location - modern, flexible living space and a great garden.



Council Tax Band: D



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This well-maintained 4-bedroom, detached family home is now available on the market after over thirty years of ownership. This home has been thoughtfully updated, extended, and cared for by the current owners who after much thought are now moving to downsize.

North Devon coastlines and the attractions of Exmoor. Additionally, the nearby National Trust Estate of Knightshayes Court.

Located at the end of a sought-after cul-de-sac and set within equally well cared for properties, we recommend viewing 25 Bluebell Avenue in person to appreciate the value of its position and appeal.

The property is just a short distance from green spaces, perfect for dog walking and gentle exercise.

On the ground floor there is a charming sitting room with patio doors leading to the beautifully manicured garden. There is a very spacious dining room, a perfect place to entertain guests and host dinner parties.

The kitchen is modern with plenty of storage, double oven, gas hob and has access through a porch to a cloakroom and the space outside.

On the upper floor, there are three double bedrooms (two with built-in wardrobes), an additional single bedroom, and a contemporary family bathroom.

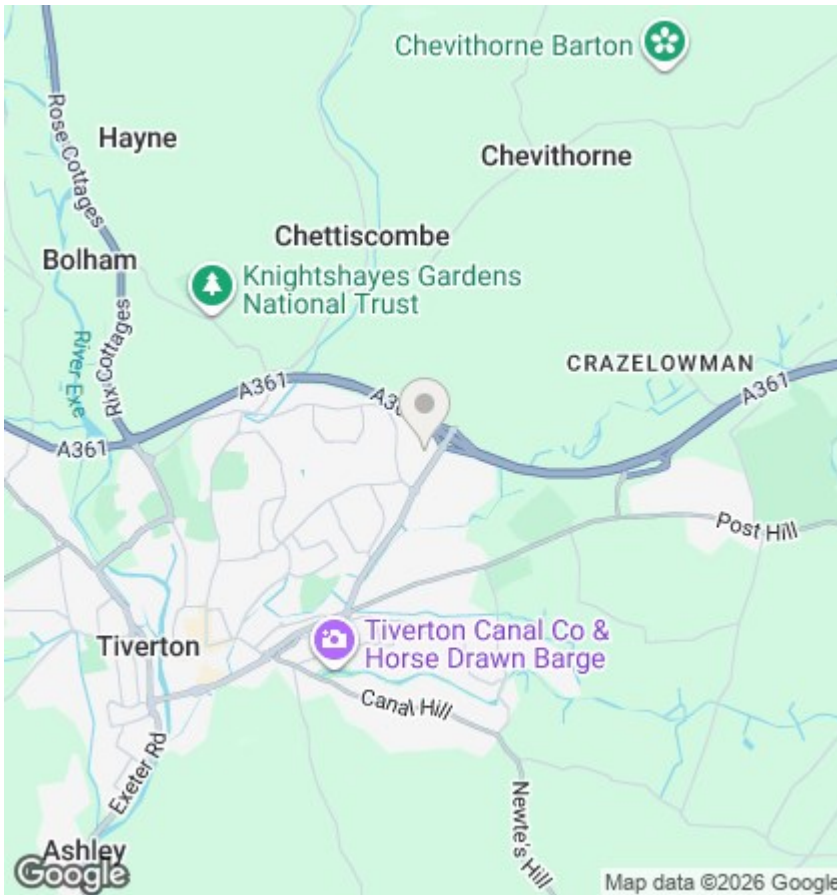
Outside, the home sits on a generous plot offering ample parking, a large single garage, and a beautifully established front and rear garden, sunlit from the South Westerly sun which is present throughout the day.

Nestled in a quiet cul-de-sac, this property is conveniently located within a short distance to the town, supermarkets, schools, and sports facilities.

Close to open countryside, the Grand Western Canal, and the highly regarded Tiverton Golf Club.

The link road provides quick access to Exeter to the south and Taunton to the north, with the North Devon Link Road offering swift travel to the stunning

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## Directions

What3words - slams.homes.menu Google maps link.  
<https://maps.app.goo.gl/q5djz4MgLAskZr8W6>  
 Google Plus Code - WG7M+C3M Tiverton  
 Long/Lat - 50°54'48.9"N 3°28'02.4"W

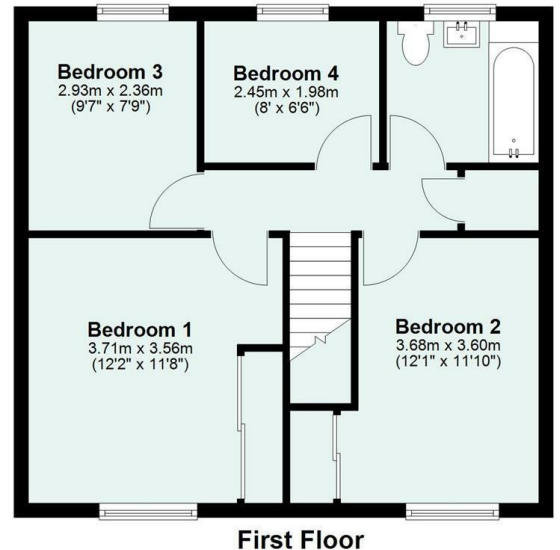
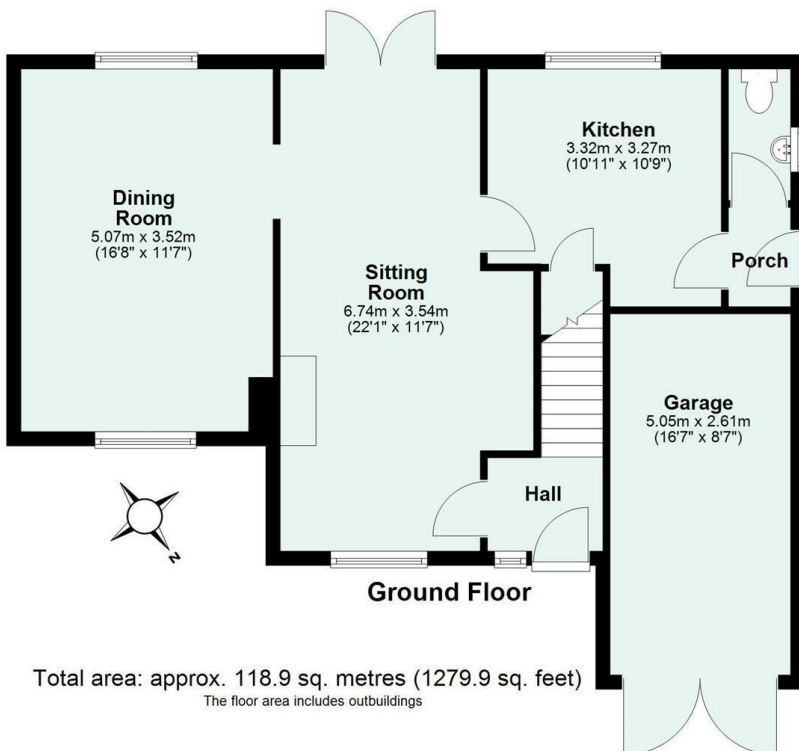
## Viewings

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) A			
(81-91) B			
(69-80) C			78
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 118.9 sq. metres (1279.9 sq. feet)  
 The floor area includes outbuildings