

8 Fore Street, Tiverton, Devon, EX16 6LH



5 Isabella Road, Tiverton, Devon, EX16 6EN

Guide Price £315,000

- Deceptively spacious dormer bungalow
- Modern Kitchen/Breakfast room
- Enclosed private garden with patio
- Off street parking, carport and garage
- Level walk to town
- Four bedrooms
- Extended sitting/dining room
- Well-presented throughout
- Sought after, quiet location
- All new double glazing in 2023

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 5 Isabella Road, Tiverton EX16 6EN

Spacious three-bed bungalow with kitchen/diner, extended living room and office, set quietly on a level plot near the town centre.



Council Tax Band: B



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This deceptively spacious bungalow offers flexible and well-balanced accommodation, ideal for a variety of lifestyles. The property features a generous kitchen/breakfast room, an extended sitting/dining area, three well-proportioned bedrooms, and a separate home office.

Services:  
Mains electricity, water and drainage.

Council Tax:  
Band B

The modern kitchen is fitted with integrated appliances and provides ample space for informal dining, while the rear extension creates a bright and inviting living space with French doors opening directly onto the garden, making it ideal for both everyday living and entertaining.

On the ground floor are a single double bedroom, a contemporary bathroom, and a dedicated office—perfect for home working or as a hobby room—offering the option of comfortable single-level living. Upstairs, two further bedrooms benefit from built-in storage and enjoy attractive views across Tiverton and the surrounding countryside.

Externally, the property is complemented by off-street parking for two vehicles, a carport, and a garage, alongside well-maintained gardens. The enclosed rear garden features a patio, lawn, mature planting, and productive areas including raised beds and a greenhouse, providing a private and enjoyable outdoor space.

Situated in the sought-after Pinnex Moor area, the property enjoys a level walk to Tiverton town centre, along with convenient access to local amenities, schools, college, and regular bus services.

Tiverton is a thriving market town set in the picturesque Exe Valley, approximately fifteen miles from Exeter, offering a wide range of shops, leisure facilities, and excellent transport links, including fast access to the M5 and mainline rail services to London Paddington.

Tenure:  
Freehold

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## Directions

From the market car park, turn right and at the corner, turn left into Newport Street. Take the right turning into Belmont Road and at the 2nd mini roundabout turn left into Pinnex Moor Road. Take the second turning left into Longmeadow and first right into Isabella Road where you will find the property on the left hand side.

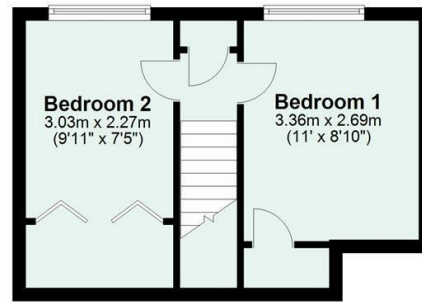
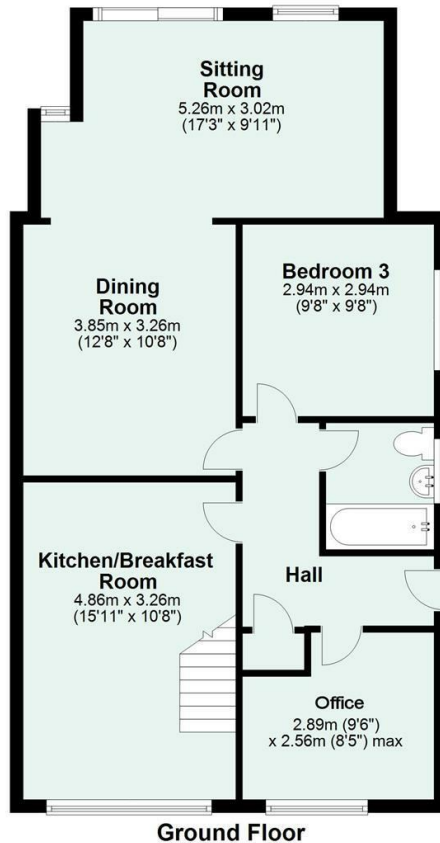
## Viewings

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

## EPC Rating:

C

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>		71	84
(55-68) <b>D</b>			
(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	



**First Floor**

Total area: approx. 94.6 sq. metres  
(1018.7 sq. feet)