

Asking Price £495,000



Oakleigh Burlescombe, Tiverton, EX16 7JW

- 3 bed detached house
- Parking for multiple cars
- Uffculme catchment
- Spacious kitchen
- Living room
- Stunning countryside views
- Garden
- Cosy log burner
- TV room
- Conservatory

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Oakleigh , Tiverton EX16 7JW

A beautiful three bedroom detached family home that offers a wealth of character as well as fantastic views over the local countryside. Also sitting within the Uffculme catchment area, this is not one to be missed!



Council Tax Band: E



Positioned on the edge of the sought-after village of Burlescombe, this beautifully preserved three-bedroom detached period home dates from the late 1800s.

Many of the original features have been carefully maintained throughout, while the private garden enjoys far-reaching views across the surrounding countryside, creating an idyllic space for relaxing.

The ground floor offers a welcoming entrance porch, with convenient built in storage, a large kitchen/diner offering good family space, a TV room with a cosy log burner and built in bookshelves, then across the lovely tiled hallway is a spacious sitting room. The ground floor is rounded off with a bright conservatory, providing flexible living and entertaining space. Another feature of the ground floor is underfloor heating, which serves the porch, kitchen/diner and conservatory.

Upstairs are three generous double bedrooms, and a spacious landing. The master bedroom has plenty of built in storage and enjoys breathtaking views, as does bedroom two, bedroom three looks out over the private driveway and stunning Oak tree. The family bathroom has a separate bath and shower, next door to this is a separate WC.

Outside, the property is approached via a private driveway with parking for multiple vehicles. The front garden is laid to lawn and a good size patio, which overlooks the open countryside beyond. A summer house offers a shaded retreat for the warmer days, while two useful sheds, one with power, provide additional storage. The property also has a small outbuilding, which is currently used as a utility

room comprising a WC, washing machine & tumble dryer, along with some handy additional storage space.

Whilst Burlescombe offers a great community, it is also situated in a most convenient position. There are excellent road and rail links nearby, with Junction 27 of the M5 just down the road, along with its associated Tiverton Parkway mainline station with trains running to London, Bristol, Plymouth, Exeter and Taunton. For those with school children, there is an excellent primary school within the village, a feeder school for Uffculme secondary, a much sought after local school to which buses run right from the village. There are country walks right on the doorstep, and the Grand Western Canal runs through the village – a country park along the banks of which are some lovely walks in either direction.

Oakleigh is a delightful country home, with heaps of charm and potential.

Services:
Oil fired central heating, mains electricity, water and drainage

Tenure:
Freehold

Council Tax:
Band E

Local Authority:
Mid Devon District Council 01884 255255



Directions

What3words - [///lampoost.villas.goofy](https://www.what3words.com/#!/lampoost.villas.goofy)

Viewings

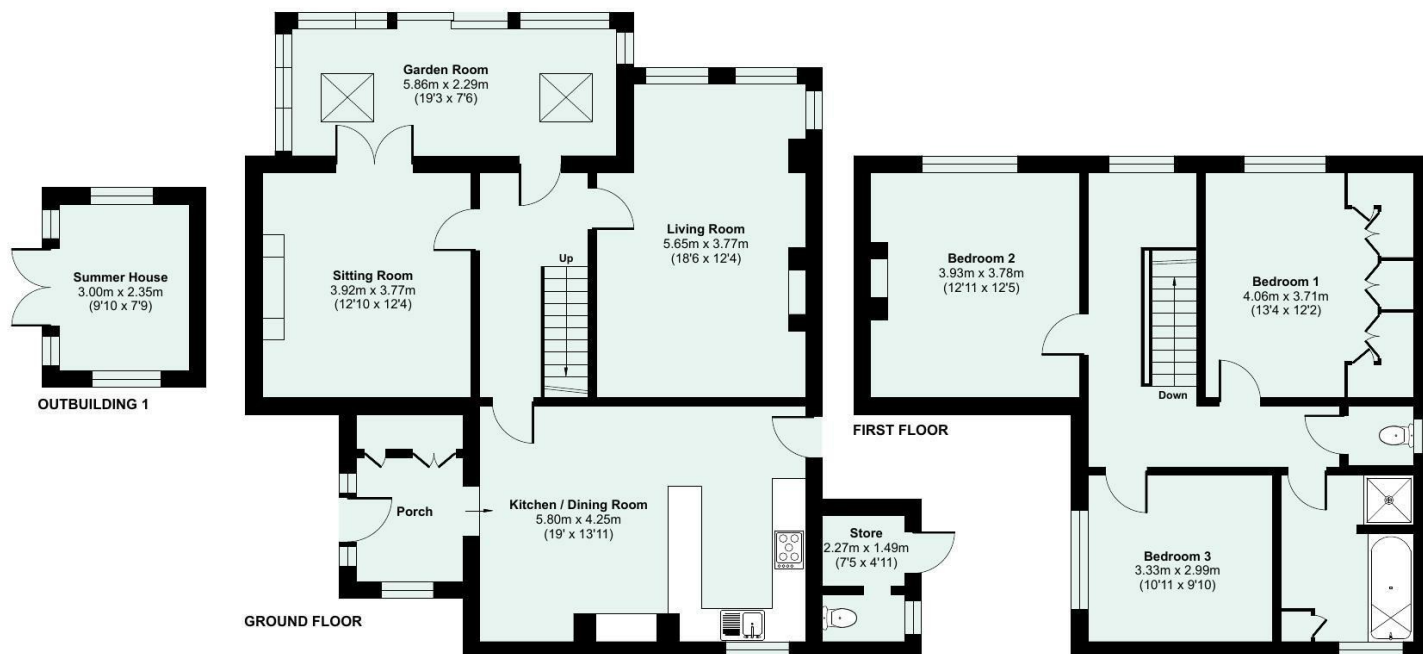
Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Approximate Area = 1715 sq ft / 159.3 sq m
 Outbuilding = 112 sq ft / 10.4 sq m
 Total = 1827 sq ft / 169.7 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: 1512523



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