



6 Glebelands



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Puddington, Tiverton, EX16 8ND

Witheridge 2 Miles | Tiverton 9 Miles | M5 J27/ Tiverton Parkway 16 Miles

A spacious five-bedroom detached bungalow with over 1500 sqft of accommodation with a large garden, driveway parking, in all approx. 0.25 acres.

- Spacious Detached Bungalow
- 5 Bedrooms. 2 Bathrooms
- Approx 0.25 Acres in All
- Driveway Parking
- Large Garden Room/Office Space
- Generous Level Plot
- Kitchen/Dining Room & Separate Utility
- Beautifully Presented
- Council Tax Band D
- Freehold

## Guide Price £525,000

### DESCRIPTION

6 Glebelands is a large five-bedroom detached bungalow in superb condition set in approximately 0.25 acres, with driveway parking for multiple vehicles and a versatile garden room. This spacious detached bungalow lies within the village of Puddington, an active community with village hall and church with local amenities found at Witheridge, 2 miles distant, or Tiverton which is 9 miles.

Internally, the property offers five well proportioned bedrooms, coupled with two bathrooms. Along with a kitchen/dining room, separate utility, and large sitting room, the accommodation is well thought out with the bedrooms sitting to the front and the living areas to the rear enjoying access to the garden. The garden to the rear is laid to lawn featuring mature plants and shrubbery, as well as a large and versatile garden room/home office.

### SERVICES

Mains electricity, water and drainage. Oil Fired Central Heating. PV Panels  
Ofcom predicted broadband services - Standard: Download 6Mbps, Upload 0.7Mbps. Ultrafast: Download 900Mbps, Upload 900Mbps.  
Ofcom predicted mobile coverage for voice and data: External (Variable)- EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon District Council. Puddington Conservation Area.

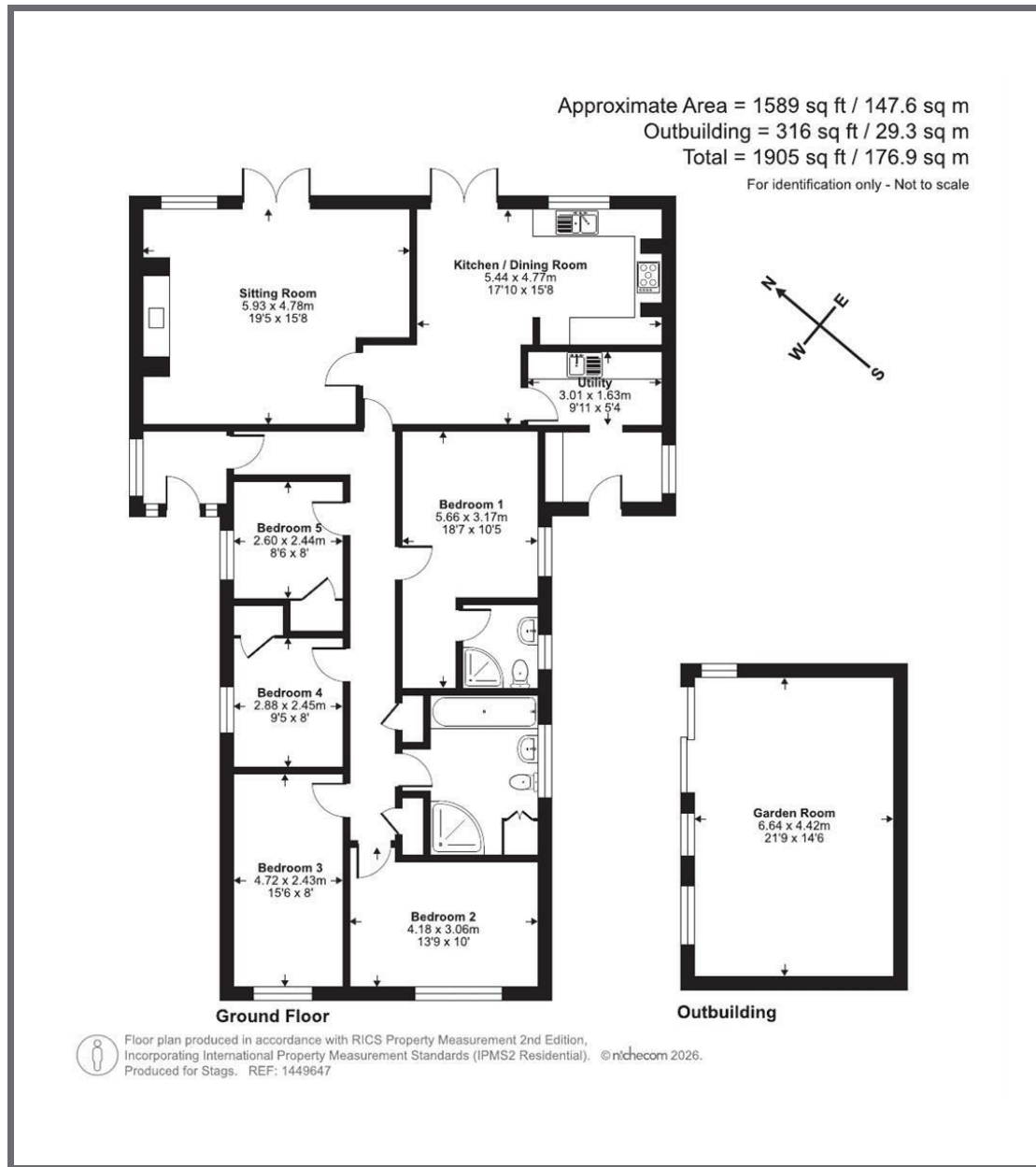
### DIRECTIONS

What3Words: ///scorpions.inflates.banter  
Google Drop Pin: <https://maps.app.goo.gl/pLFb4VfvGYdmJFGz7>





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

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