Asking Price £250,000

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16 Sage Grove, Tiverton, EX16 4BG

- **Three-bedroom semi-detached house**
- **NO ONWARD CHAIN**
- **Substantial rear garden**
- **Covered area and outside WC**
- **Quiet cul-de-sac location**
- **Sitting room with log burner**
- **Insulated garden home office**
- **Walking distance to town**

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

The Property Ombudsman

16 Sage Grove, Tiverton EX16 4BG

A generously proportioned three-bedroom semi-detached house situated in a quiet cul-de-sac near Tiverton's canal. The property benefits from a spacious kitchen/dining room, sitting room with log burner, large rear garden, covered outdoor area and an insulated brick-built home office. NO ONWARD CHAIN.

3 | 1 | 1 | C | Council Tax Band: B







Situated in a quiet cul-de-sac close to the canal and within walking distance of Tiverton town centre, this spacious three-bedroom semi-detached house offers generous accommodation, a particularly large rear garden and some lovely additional features.

Built in the 1950s, the property is of solid brick construction and provides a well-proportioned family home with plenty of space both inside and out.

The kitchen/dining room is a good size, with fitted wall and base units, integrated appliances and ample room for a family-sized dining table. A particularly useful feature is the large, traditional pantry cupboard, offering excellent storage or the potential to be adapted for a variety of uses.

The spacious sitting room provides a comfortable place to relax, with a log-burning stove creating a cosy focal point. French doors open directly onto the rear garden, bringing plenty of natural light into the room and providing easy access to the outside space.

Upstairs, there are three bedrooms and a family bathroom. The property benefits from PVCu double-glazed windows and doors, together with gas-fired central heating supplied by a combination boiler.

One of the real highlights of this home is the substantial rear garden, offering plenty of room for children, gardening or simply enjoying the outdoors. Side access leads to the garden, where there is also a covered area, an outside WC and an insulated brick-built outbuilding, thoughtfully converted into a cosy home office.

Sage Grove enjoys a convenient position towards the edge of Tiverton, with nearby shops, pleasant canal walks and the town centre all within easy reach.

With its generous proportions, large garden and established residential setting, this is a home offering plenty of appeal for families and buyers looking for additional space.

Utilities
Mains electric, gas, water, and drainage.
Additional heating - Log Burner

Tenure
Freehold

Local Authority
Mid Devon District Council



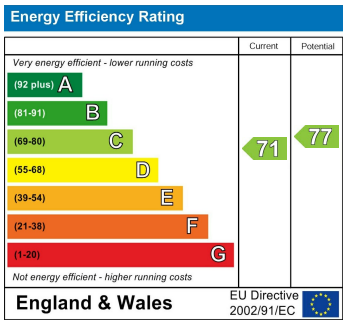
Directions

What3words - worm.yappy.voice

Viewings

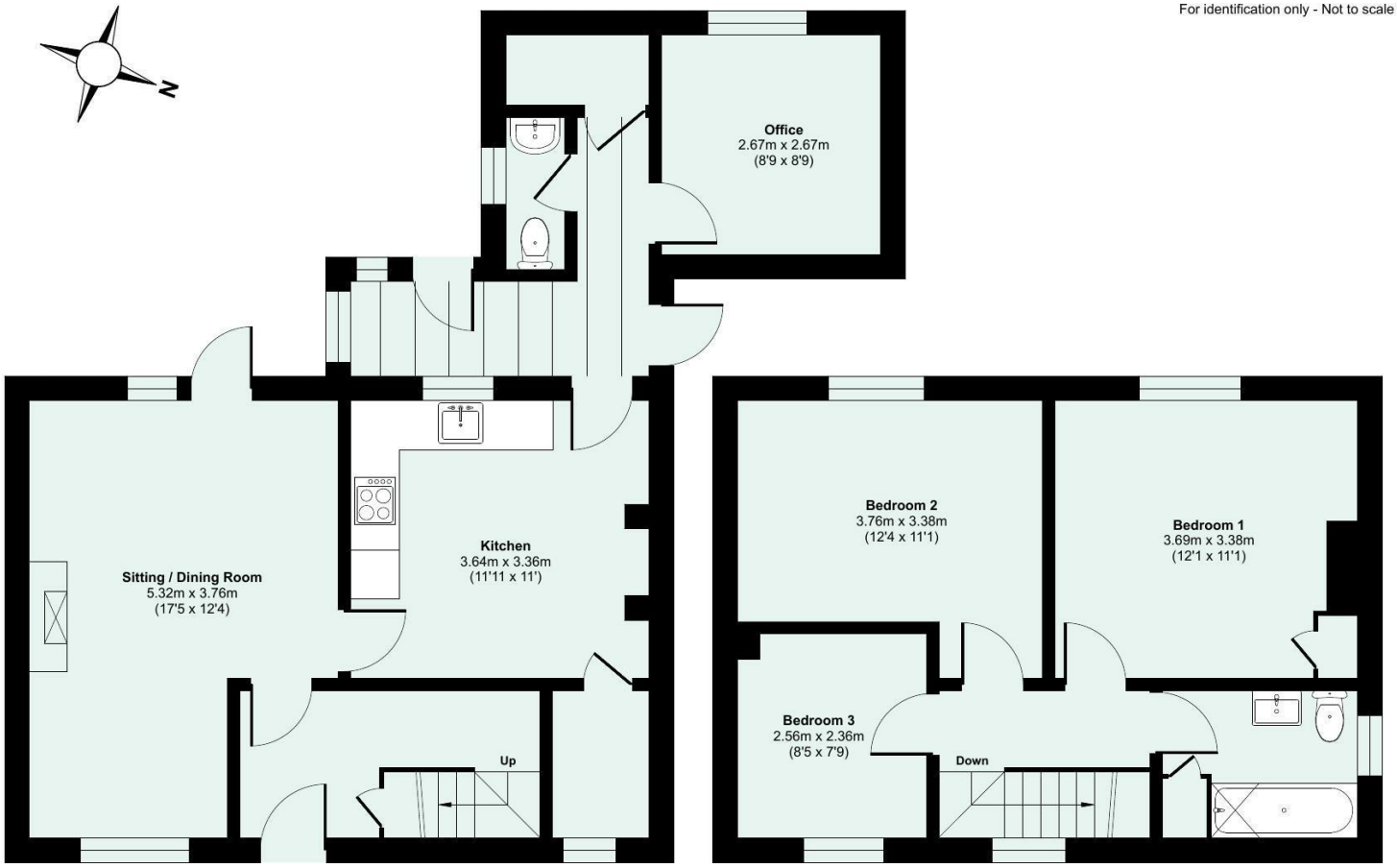
Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating: C



Approximate Area = 1059 sq ft / 98.3 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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: 1535822

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