

Asking Price £270,000



117 Lower Cotteylands, Tiverton, EX16 5BJ

- Three-bedroom semi-detached family home
- Extensively improved since 2023, including new kitchen, boiler, radiators, and consumer unit
- Useful utility room with side access
- Family bathroom and separate WC
- Parking available to the rear of the property
- Elevated position with an attractive outlook
- Modern fitted kitchen with solid wood worktops and Belfast sink
- Two double bedrooms and one single bedroom/home office
- Generous enclosed front and rear gardens
- Walking distance to schools, shops, parks, and Tiverton town centre

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



117 Lower Cotteylands, Tiverton EX16 5BJ

A spacious three-bedroom semi-detached family home occupying an elevated position in the popular Lower Cotteylands area of Tiverton, benefiting from generous gardens, an attractive outlook and significant recent improvements.



Council Tax Band: B



Situated in an elevated position within the popular Lower Cotteylands area of Tiverton, this three-bedroom semi-detached home offers spacious family accommodation, generous gardens, and an attractive outlook towards the surrounding area.

The property has been significantly improved by the current owners since 2023, including the installation of a modern fitted kitchen featuring solid wood worktops, a Belfast sink, an integrated oven and combination microwave, a convection hob, and an extractor fan.

Further improvements include a new gas boiler, replacement radiators throughout, a new consumer unit, extensive replastering, and replacement flooring across the ground floor.

The accommodation is well arranged for modern family life. The welcoming sitting room provides a comfortable space to relax, while the separate dining room benefits from a large window overlooking the rear garden and enjoys an elevated outlook beyond.

The kitchen offers excellent cupboard storage, generous worktop space, and direct access to a useful utility room with access to both the front and rear gardens.

Upstairs are three well-proportioned bedrooms, including two comfortable doubles with built-in storage and a versatile third bedroom currently used as a home office. The family bathroom is complemented by a separate WC, adding further practicality for busy households.

Outside, the property enjoys particularly generous gardens to both the front and rear. The enclosed rear garden is predominantly laid to lawn and provides a secure space for children and pets, with a storage shed added in 2023 and new fencing to one boundary.

The elevated position of the property creates a pleasant sense of privacy while still allowing an attractive outlook from both the dining room and garden. The front garden is also generously sized and benefits from evening sunshine.

The property is conveniently located within walking distance of local schools, shops, parks, and Tiverton town centre, combining everyday convenience with easy access to the surrounding Devon countryside, local transport connections and the M5 motorway. Parking is available on the street at the front and in the ample parking area at the rear of the property.

Offering spacious accommodation, generous outdoor space, and a range of significant recent improvements, this is an excellent opportunity to acquire an attractive family home in a well-established residential location.

Services:

Mains electricity, gas, water and drainage

Tenure:

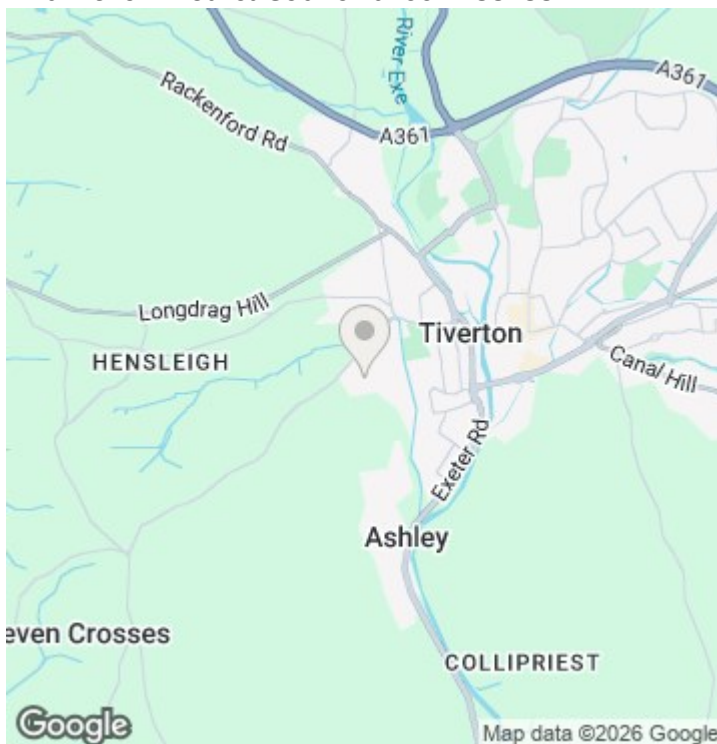
Freehold

Council Tax:

Band B

Local Authority:

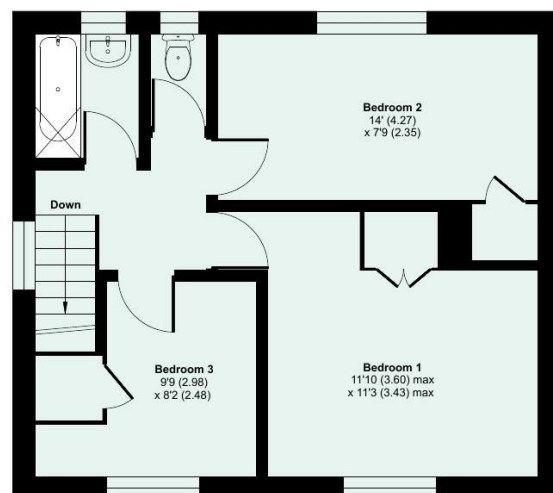
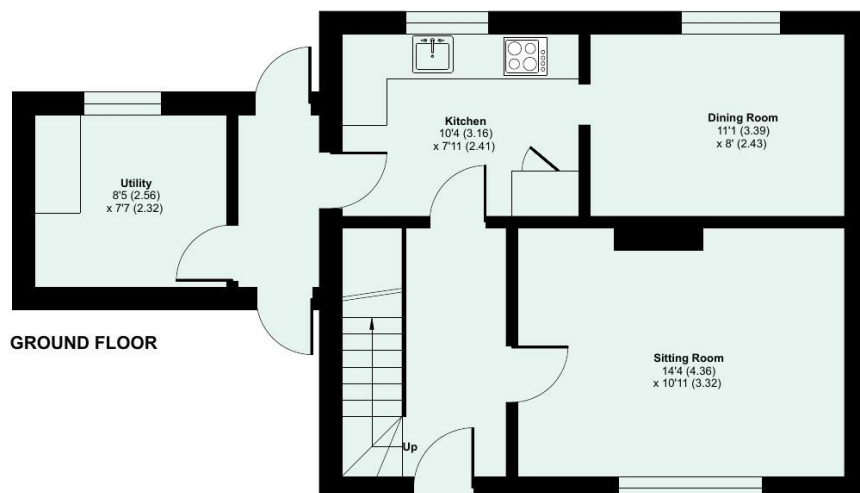
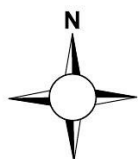
Mid Devon District Council 01884 255255



[Directions](#)

What3words: [///track.coiling.endlessly](#)

Approximate Area = 952 sq ft / 88.4 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). © nitchecom 2026. Produced for Seddon Estate Agents LLP. REF: 1467628



EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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