



Monksfield





# Monksfield

Blundells Road, Tiverton, EX16 4NB

Tiverton Town Centre 1.5 Miles | M5 (J27)/ Tiverton Parkway  
Station 5 Miles | Exeter 15 miles

A large detached four-bedroom home in a highly convenient location a short distance from Blundells School set in approximately 0.31 acres.

- Detached Four Bedroom Home
- In All 0.31 acres
- Double Garage and Separate Outbuildings
- In Need of Modernisation
- Council Tax Band F
- No Onward Chain
- Over 1800sqft of Accommodation
- Driveway Parking for Several Vehicles
- Short Walk from Blundells School
- Freehold

Guide Price £600,000

## SITUATION

The property lies in a highly popular and convenient location on the Eastern outskirts of Tiverton, approximately 1.5 miles from the town centre. Blundells School and the golf club are both within walking distance, as is open countryside and the Tiverton canal towpath.

The market town of Tiverton provides a good range of local amenities including; state and private schools, several supermarkets, a hospital and sports centre.

Junction 27 of the M5 is approximately 5 miles, providing access to Taunton, Exeter and Bristol as well as Tiverton parkway mainline rail station with an intercity service to London Paddington taking approximately 2 hours.

## DESCRIPTION

Monksfield is a detached four-bedroom home in need of some modernisation, located on the edge of Tiverton just a short walk from Blundells School. The property benefits from generous accommodation boasting approx. 1861sqft and set in a large plot of 0.31 acres which is complimented by an array of outbuildings and workshops.





## ACCOMMODATION

The spacious and flexible accommodation consists of a generous and welcoming entrance hall leading through to a large sitting room a sliding door into the rear garden, making a great space for relaxation or entertaining. Both the dining room and kitchen sit to the rear of the property enjoying an outlook onto the garden. The dining room is conveniently placed just off of the kitchen with the kitchen providing ample worktops and fitted units along with an integrated oven, on the other side of the kitchen is a separate utility area. With an additional study/fifth bedroom providing potential for downstairs accommodation alongside a w/c.

Upstairs the property benefits from four double bedrooms, the main benefitting from an en suite bathroom. Three of the four bedrooms benefit from built in storage, providing excellent cupboard space, the remainder of the bedrooms are served by a family bathroom with a separate shower and bath.

## OUTSIDE

To the front of the property is a large driveway providing space for up to six vehicles, along with space for two more inside the double garage which houses an electric car charging point. To the rear of the property is a large garden which is predominantly laid to lawn complimented by mature plants and shrubbery, at the far end of the garden is a former vegetable patch. Also in the garden are several outbuildings which provide excellent workshop space for versatile uses, one of which is equipped with an industrial lathe and a milling machine, intended for private use.

## SERVICES

Mains electricity, water, gas and drainage. Gas central heating, PV Panels, EV charging point 240V with 3-phase available.  
Ofcom predicted broadband services - Standard & Ultrafast  
Ofcom predicted mobile coverage for voice and data: Internal – EE (variable). External – EE, Three, O2 and Vodafone.  
Local Authority: Mid Devon District Council. Bordering Tiverton (Blundell's) conservation area.

## VIEWINGS

Strictly by appointment only through the agents, Stags.

## DIRECTIONS

What3Words: ///melt.bind.skylights

Google Drop Pin: <https://maps.app.goo.gl/eo1EScZHTBAT6GLe9>





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.

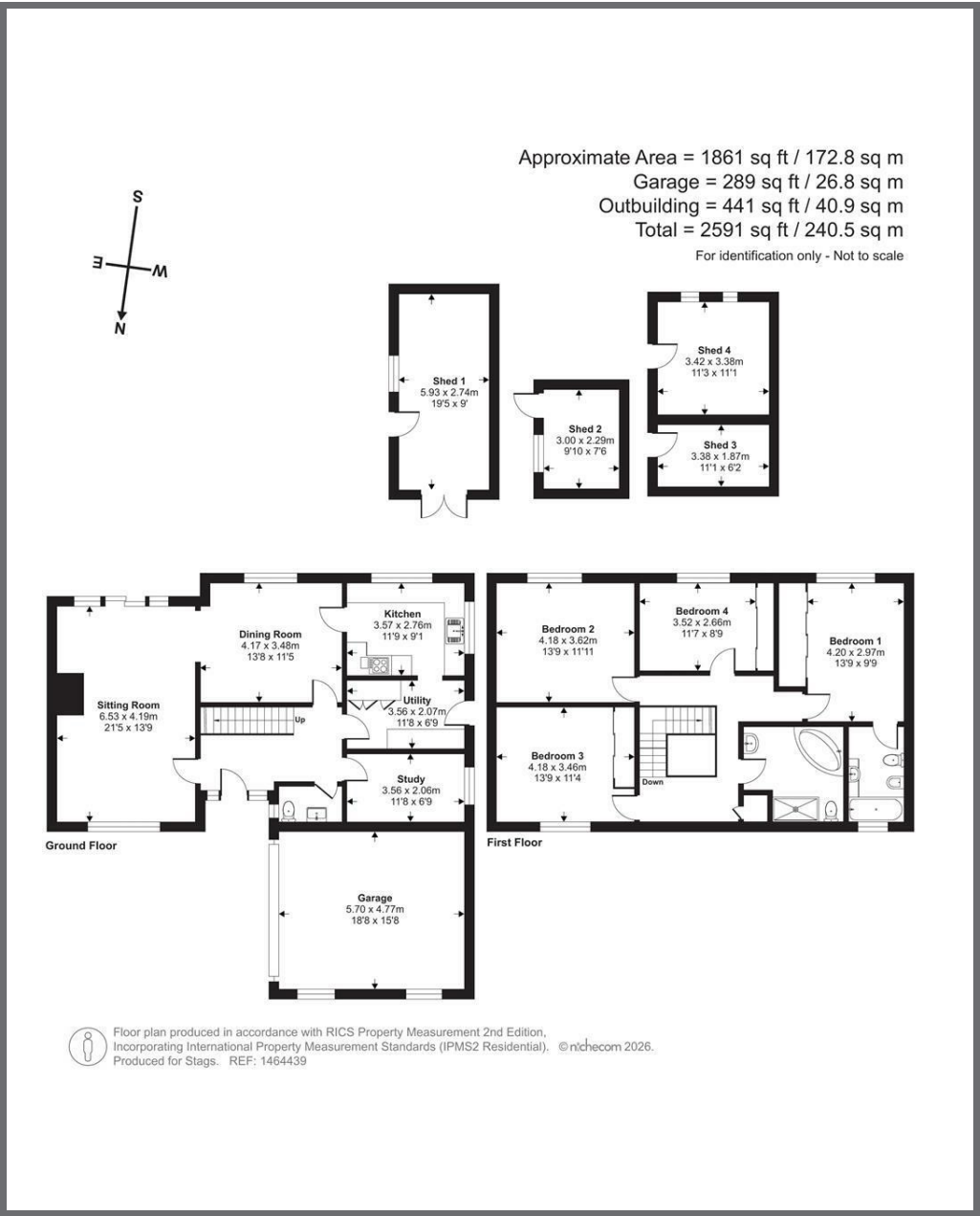


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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