



## 24 Lime Tree Mead, Tiverton, Devon, EX16 4PX

Guide Price £385,000

- Detached bungalow
- Four bedrooms
- Spacious kitchen/diner
- Large corner plot
- On a bus route
- Quiet cul-de-sac
- Stunning extension
- Wood-burning stove
- Ample parking
- Close to nature walks

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



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# 24 Lime Tree Mead, Devon EX16 4PX

Extended bungalow in peaceful cul-de-sac, featuring open-plan living with a modern kitchen, log burner, generous gardens, and easy access to stunning cycle and walking routes.



Council Tax Band: D



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Set in a quiet cul-de-sac close to the Grand Western Canal, this detached four-bedroom bungalow sits on a generous corner plot with ample parking.

The property has been extended and updated over the years to create a practical and comfortable home.

The entrance hall leads to four bedrooms, a family bathroom, and a separate cloakroom.

The sitting room features a multi-fuel burner and a large front window that fills the space with natural light.

At the back, the extended kitchen/dining/family room offers an excellent everyday living area, fitted with modern units, an island with breakfast bar, a feature wood-burning stove, and French doors opening directly onto the garden.

There's also a useful utility area with space for appliances and additional storage.

Outside, the brick-paved driveway provides parking for several vehicles, and an electric point for a caravan or motorhome.

The gardens are mainly laid to lawn with mature planting, a patio area, greenhouse, and a summerhouse.

Lime Tree Mead is close to picturesque walks along the Grand Western Canal and within a 15-minute drive of Tiverton Parkway train station. The highly regarded Blundell's School is within a 10-minute walk.

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## Directions

What3words - sheet.lakes.pile Google Maps  
Code - VGXQ+JJJ

## Viewings

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

## EPC Rating:

D

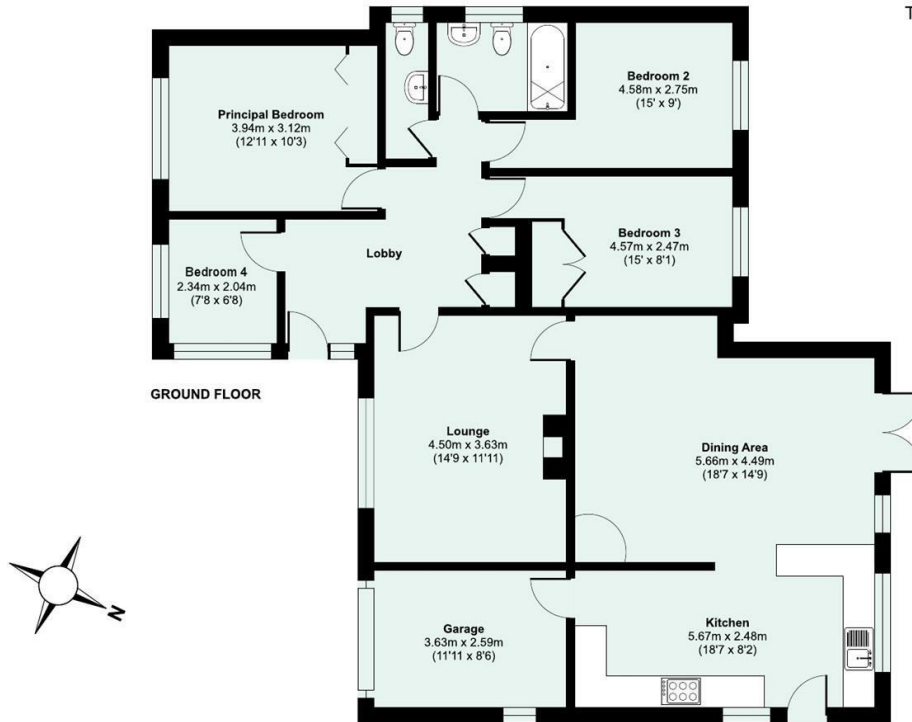
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 1247 sq ft / 115.8 sq m

Garage = 101 sq ft / 9.3 sq m

Total = 1348 sq ft / 125.1 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 2025. Produced for Seddon Estate Agents LLP. REF: 1375882

