Asking Price £280,000

seddons









## 84 Higher Cotteylands, Tiverton, EX16 5BN

- **Three bedroom family home**
- **Extended in 2011**
- **Spacious kitchen/dinning room**
- **Enclosed rear garden**
- **Popular residential location**
- **Versatile addition room**
- **Balcony with countryside views**
- **Parking for 2 cars**

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

The Property Ombudsman

# 84 Higher Cotteylands, Tiverton EX16 5BN

## An extended three-bedroom family home in popular Higher Cotteylands, offering versatile accommodation, generous balcony, countryside views and off-road parking.

3 | 1 | 2 | D | Council Tax Band: B







Situated in the popular Higher Cotteylands area of Tiverton, this well-presented three-bedroom family home offers spacious and versatile accommodation, off-road parking for two cars, and lovely elevated views across Tiverton towards the surrounding countryside.

Having been in the same ownership for 26 years, the property has been thoughtfully improved and extended, creating a comfortable home with plenty of flexibility for modern family living.

The ground floor includes a spacious sitting room with a central coal fire providing an attractive focal point.

The kitchen/dining room offers a good range of fitted units, ample worktop space and room for a family dining table.

A particularly useful addition is the extension completed in 2011, which has significantly increased the living accommodation. With patio doors opening out to a generous raised balcony, providing an excellent space for outdoor dining and entertaining whilst enjoying the far-reaching views.

Currently arranged as a large playroom, this bright and versatile space could equally serve as a second sitting room, home office or hobby room, depending on individual requirements. An adjoining utility area and cloakroom add further practicality.

Upstairs are three bedrooms, including two good-sized doubles, together with a modern family bathroom fitted with a bath and shower over, contemporary vanity storage and WC.

Outside, the raised balcony overlooks the enclosed rear garden, which is mainly laid to lawn with additional seating areas, decorative stone chippings and a useful garden shed. The different levels provide distinct areas for relaxing, gardening and family activities.

To the front, a brick-paved driveway provides off-road parking for two vehicles.

Further benefits include gas central heating and double glazing.

With approximately 1,113 sq ft of accommodation, this is a practical and well-maintained family home, offering generous living space, flexibility and attractive views in an established residential area of Tiverton.

Utilities
Mains gas, electric, water, and drainage. Additional heat from a coal fire.

Tenure
Freehold

Council tax
Band B

Local authority
Mid Devon District Council



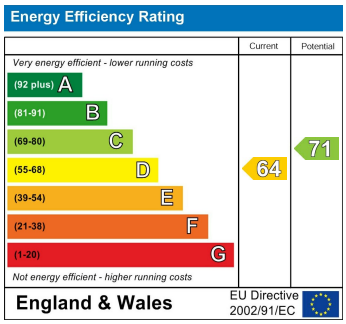

## Directions

What3words - done.education.puzzled

## Viewings

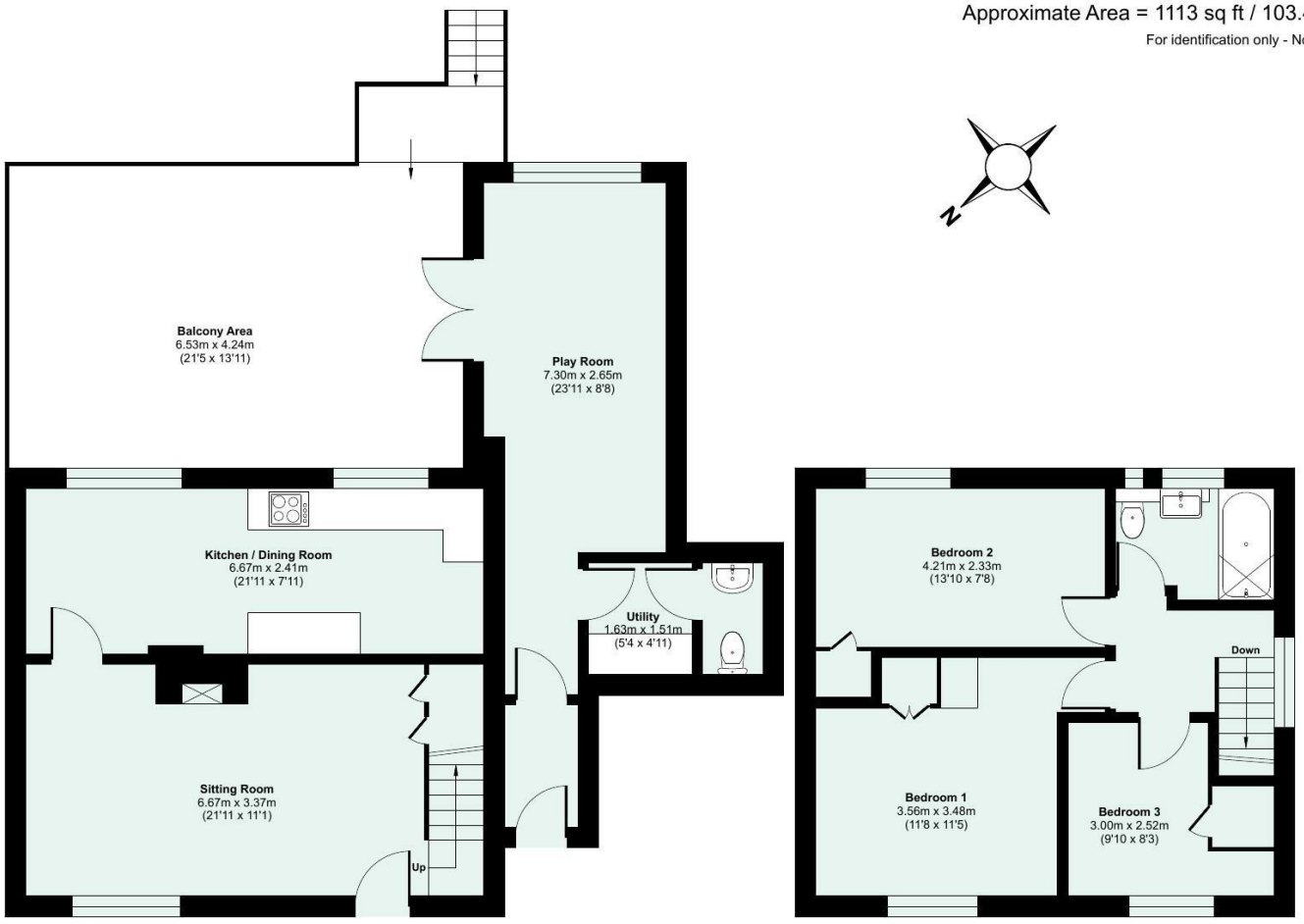
Viewings by arrangement only. Call 01884 253500 to make an appointment.

## EPC Rating: C



Approximate Area = 1113 sq ft / 103.4 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). ©nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1540663





seddons.com

Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978)
Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH.
Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

Whilst every attempt is made to enure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.