Guide Price £375,000

seddons









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

- **Detached bungalow**
- **Four bedrooms**
- **Wood-burning stove**
- **Ample parking**
- **Quiet cul-de-sac**
- **Extended kitchen/Diner**
- **Large corner plot**
- **On a bus route**

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

The Property Ombudsman

24 Lime Tree Mead, Devon EX16 4PX

An extended four-bedroom detached bungalow in a quiet cul-de-sac, offering spacious open-plan living, a modern kitchen and generous, private gardens, close to picturesque canal walks and cycle routes.

4 | 1 | 2 | D | Council Tax Band: D







Set within a quiet cul-de-sac close to the Grand Western Canal, this extended four-bedroom detached bungalow occupies a generous corner plot with established gardens and ample parking.

The property has been extended and updated over the years, creating a spacious and practical home with flexible accommodation arranged across a single floor.

An entrance hall provides access to four bedrooms, a family bathroom and a separate cloakroom.

The sitting room enjoys a large front-facing window, allowing plenty of natural light, while a multi-fuel burner provides an attractive focal point.

To the rear, the extended kitchen/dining/family room forms the heart of the home. This generous living space features modern fitted units, a central island with breakfast bar, a wood-burning stove and French doors opening directly onto the garden.

A separate utility area provides additional storage and space for appliances.

Outside, a brick-paved driveway offers parking for several vehicles, together with an electrical connection suitable for a caravan or motorhome. The established gardens are predominantly laid to lawn, with mature planting, a patio seating area, greenhouse and summerhouse.

Lime Tree Mead is conveniently positioned for picturesque walks along the Grand Western Canal, while Tiverton Parkway railway station is approximately 15 minutes away by car. The highly regarded Blundell's School is also within a 10-minute walk.

Utilities
Mains gas, electric, water, and drainage. Additional log burner.

Tenure
Freehold

Local authority
Mid Devon District Council.

Council Tax
Band D



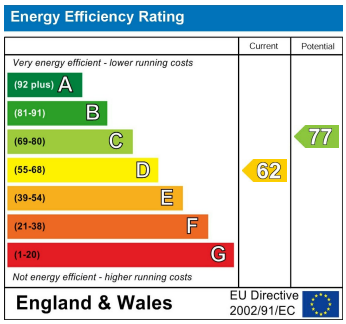
Directions

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

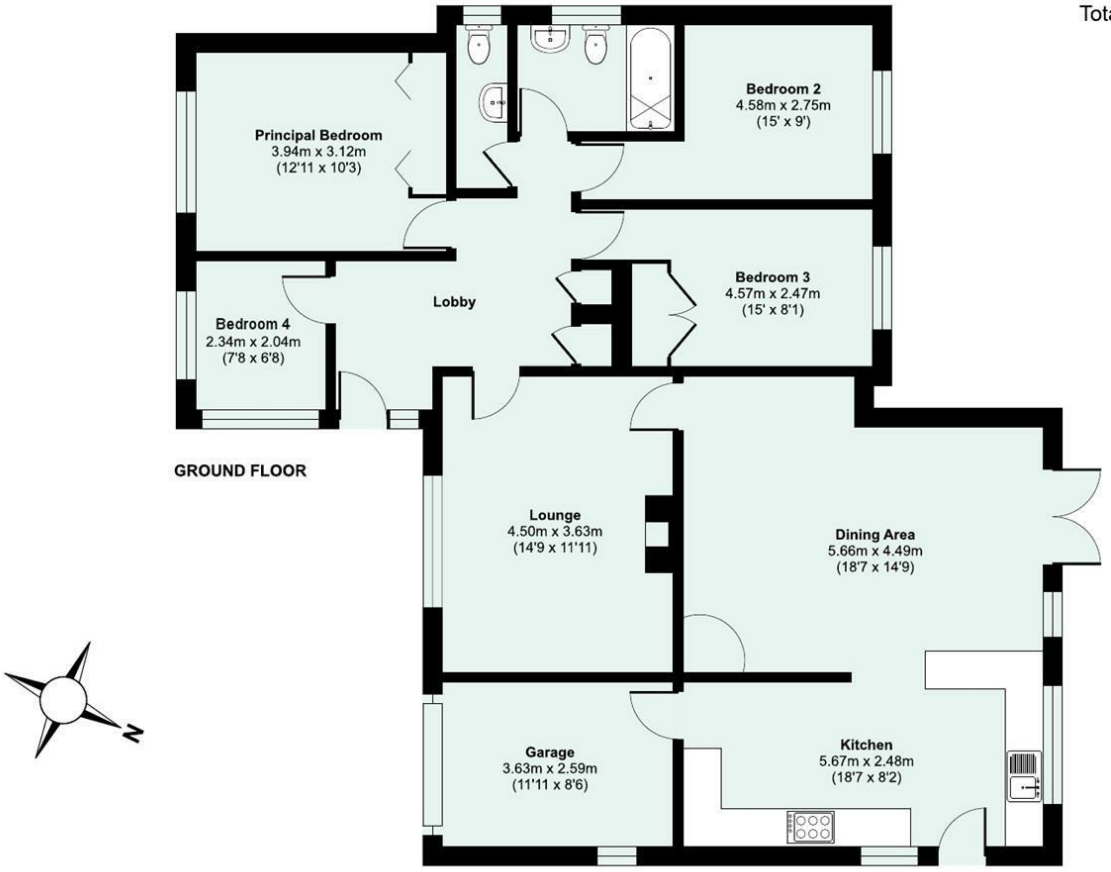
Viewings

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

EPC Rating: D



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





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Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

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