

Asking Price £425,000



5 Lower Close, Halberton, EX16 7BA

- Detached House
- Superb Kitchen/Diner
- Utility & Cloakroom
- Enclosed Rear Garden
- Four Bedrooms
- Spacious Living Room
- Garage & Parking
- Over 1,400 Sq. Ft.

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

5 Lower Close, Halberton EX16 7BA

A spacious and well-presented four bedroom home offering around 1,400 sq ft, with a superb modern kitchen/dining room, generous living room, utility and cloakroom, garage, parking and an enclosed rear garden with covered seating area.



Council Tax Band: D



A well-presented and surprisingly spacious four bedroom home, offering approximately 1,400 sq ft of accommodation with a superb kitchen/dining room, generous living space, garage and an attractive enclosed rear garden.

The ground floor has been created for a more practical and open layout. The living room is a particularly good size, with a large front-facing window bringing in plenty of natural light.

To the rear is the impressive kitchen/dining room, which provides a real focal point to the house. Fitted in a contemporary style, the kitchen incorporates a large central island with breakfast bar seating, extensive work surfaces and storage, together with plenty of room for a family dining table. Sliding doors open directly onto the garden, making this a very usable everyday living space.

A separate utility room provides additional storage and laundry space, with an adjoining cloakroom and access to the outside.

Upstairs are four bedrooms, including a particularly generous principal bedroom, together with the family bathroom.

Outside, the front garden is mainly laid to lawn with established hedging providing a degree of screening. A driveway to the side provides off-road parking and leads to the garage.

The enclosed rear garden has been arranged for relatively easy maintenance, with a lawn and a substantial paved terrace. A timber covered seating area provides a sheltered spot to sit outside and makes good use of the garden throughout the year.

Overall, this is a well-proportioned and thoughtfully updated home, combining flexible family accommodation with a convenient village location and good access to the surrounding area.

Halberton is a popular village with a primary school, village social club and public house serving evening meals, while the Grand Western Canal is within walking distance and provides attractive countryside walks.

The village is also conveniently placed for Tiverton, with its wider range of shops and amenities, while the M5, Tiverton Parkway railway station and the link road towards North Devon are all within a short drive. Two golf courses can also be found nearby.

Utilities

Mains electric, gas, water, and drainage

Tenure

Freehold



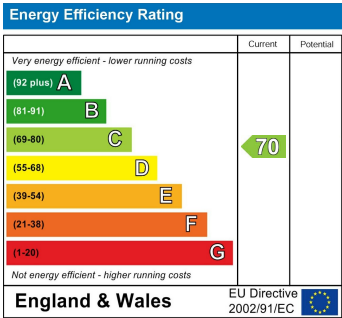
Directions

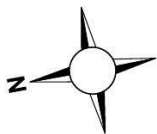
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Viewings

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

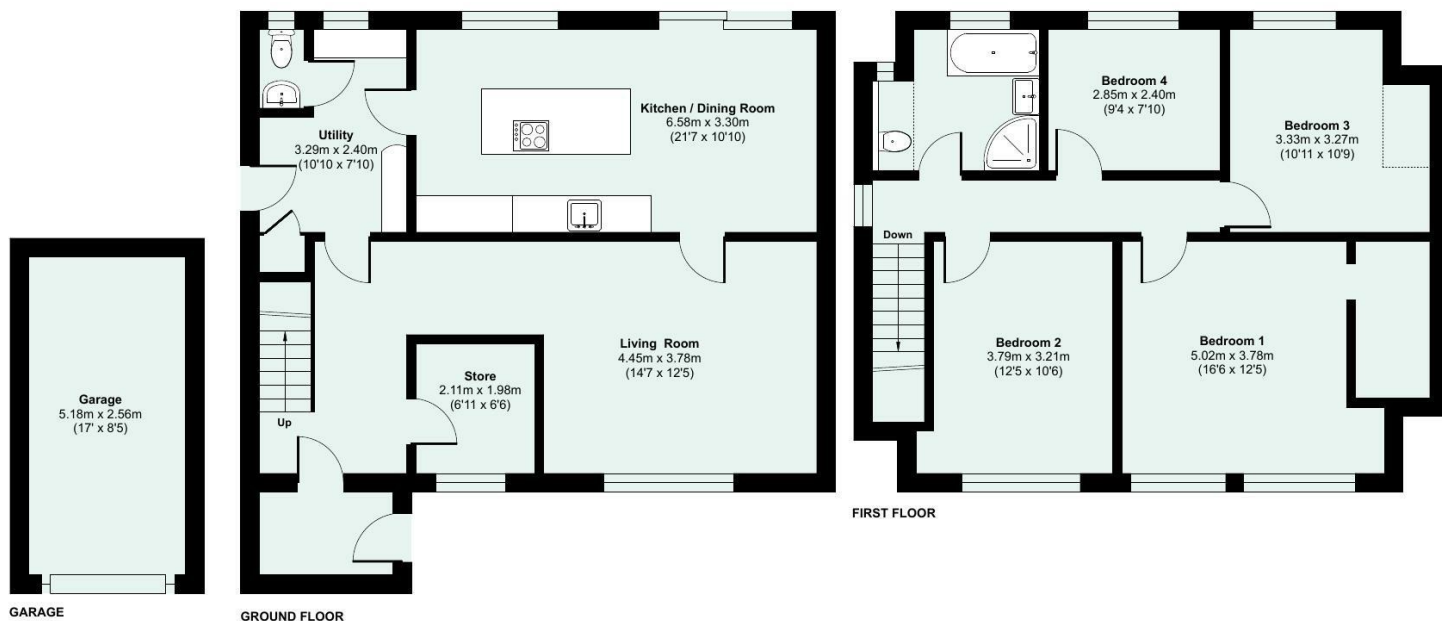
EPC Rating: C





Approximate Area = 1402 sq ft / 130.2 sq m
 Limited Use Area(s) = 22 sq ft / 2 sq m
 Garage = 143 sq ft / 13.2 sq m
 Total = 1567 sq ft / 145.4 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: 1515804

