



# Barton Orchard, Tipton St. John

Guide Price £375,000

3 1 1



This charming three-bedroom detached bungalow enjoys a peaceful setting in a popular village location, offering the perfect blend of comfort and tranquility.

This wonderful property is entered via the entrance porch offering space to kick off your shoes before moving onward into the home. The spacious fitted kitchen is thoughtfully designed to provide practicality, making it ideal for everyday living. The heart of the home is the large, light-filled living room, where generous windows allow natural light to pour in, creating a warm and inviting atmosphere that is perfect for relaxing or gathering with family and friends.

The property also features a well-appointed family bathroom, designed with convenience in mind. There are three well-proportioned bedrooms, all offering lovely views over the rear gardens, with the third bedroom currently used as a dining room.

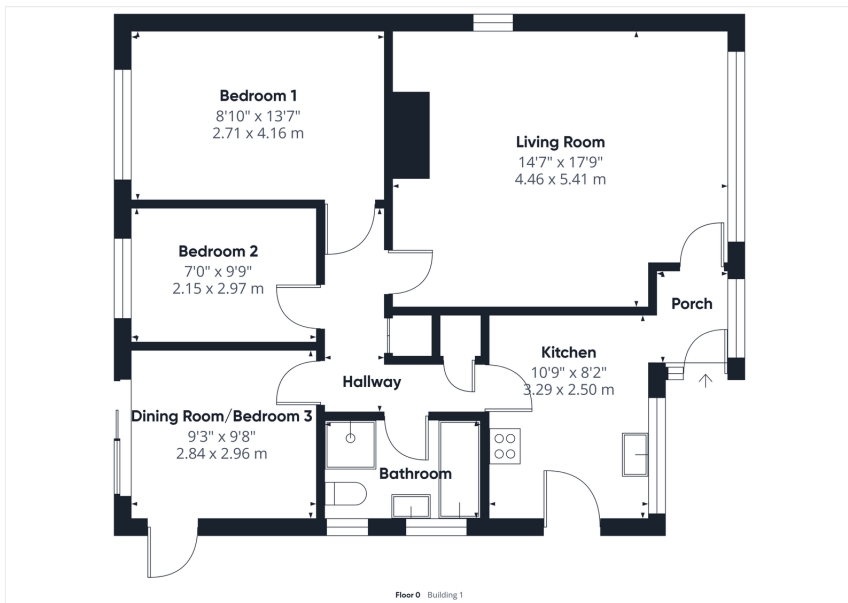
Externally, the bungalow benefits from a private driveway leading to a single garage, ensuring ample parking and secure storage. To the rear, a beautiful garden awaits, providing a secluded haven where you can enjoy the outdoors, whether it be quiet mornings with a coffee or summer evenings entertaining.

The property benefits from full gas central heating and double glazing throughout, making it an efficient home to run.

Nestled within a tranquil village setting, this home offers the charm of countryside living while still being within easy reach of local amenities. With its bright interiors, practical layout, and delightful garden, this bungalow presents an excellent opportunity for downsizers, first-time buyers, or anyone seeking a serene retreat to call their own.

Offered with NO ONWARD CHAIN





- Three bedrooms
- Spacious living room
- Dining room/Bedroom 3
- Private driveway & single garage
- EPC Rating: D
- Fitted kitchen
- Family bathroom
- Wonderful gardens
- Council Tax Band: D
- NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ottery St. Mary | **01404 814 306**  
Exeter | **01392 984 511**  
Sidmouth | **01395 512 544**

[www.redfernsproperty.co.uk](http://www.redfernsproperty.co.uk) | [sales@redfernsproperty.co.uk](mailto:sales@redfernsproperty.co.uk)

