



## Meadow View Nomansland, Tiverton, Devon, EX16 8NN

Guide Price £514,500

- Lovely country views
- Entrance hall with cloakroom
- Large utility
- Sitting room
- Family bathroom
- Spacious accommodation
- Super kitchen breakfast room
- Dining room
- 4 bedrooms, 3 with en-suites
- Garage and plenty of parking

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# Meadow View , Tiverton EX16 8NN

An exceptionally well presented, spacious 4 bedroom detached house located in the hamlet of Nomansland with lovely country views.



Council Tax Band: E



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This is a very well presented, and particularly spacious 4 bedroom detached house located in the hamlet of Nomansland with lovely country views.

Built in 2005, the house is set back from the road, backing onto fields and with lovely rural views at the front. The current owners have improved the property, and it is now a lovely family home within a semi-rural community surrounded by rolling Devon countryside.

The light and spacious accommodation offers a good size entrance hall with cloakroom and stairs to the first floor, a super kitchen breakfast room complimented by a large utility room a dining room and a large sitting room.

The kitchen breakfast room is a fantastic size, and the practical tiled floor is perfect for children and pets. A door leads out to the rear patio. The utility room is the size of some kitchens, a door from here leads outside, and another into the garage. A dining room lies next to the kitchen, patio doors open to the garden, and double doors open into the sitting room. The sitting room has some lovely southerly views, and an open fireplace with an attractive surround.

On the first floor there is a spacious, open landing area, three double bedrooms with en-suites and built-in wardrobe cupboards, a single bedroom, and there is a modern family bathroom. The bedrooms at the front of the house enjoy the lovely country views, and those at the rear enjoy a pleasant outlook over the rear garden. All windows are private, so no need to shut the curtains at night!

Outside, the property is approached via a shared driveway which provides parking and leads to the garage. There is parking for multiple vehicles, and an attractive area to the side of the house with raised vegetable beds. The enclosed rear garden is laid to lawn with borders of shrubs and flowering plants and a lovely patio area.

Nomansland is a small hamlet, its main claim to

fame being the excellent Mount Pleasant Inn, renowned for its excellent food! The bigger village of Witheridge lies about three miles up the road, where can be found shops, a doctors practice and a good little primary school.

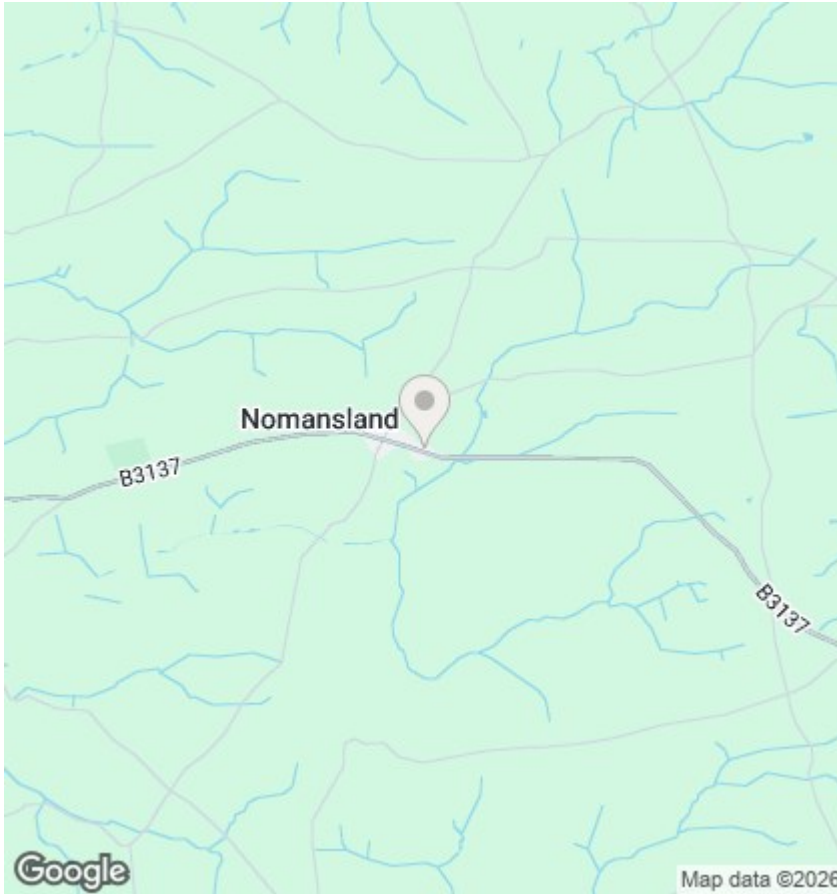
The busy market town of Tiverton lies about seven miles to the west, where there is a good shopping centre and an excellent range of schools.

Tenure:  
Freehold

Services:  
Mains electricity, water, and drainage. Oil fired central heating.

Council Tax:  
Band E

Local Authority:  
Mid Devon District Council - 01884 255255



## Directions

Take the B3137 out of Tiverton heading towards Witheridge. Follow this road until you come to the village of Nomansland. The property will be seen on the right before you reach the Mount Pleasant Inn.

## 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>			
(55-68) <b>D</b>		<b>67</b>	<b>74</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

