



103 Lower Cotteylands, Tiverton, Devon, EX16 5BJ

Asking Price £295,000

- NO ONWARD CHAIN
- No-through road
- New kitchen
- Open-plan living
- Driveway & garage
- Far-reaching views
- Fully refurbished
- New bathroom
- Elevated conservatory

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



103 Lower Cotteylands, Devon EX16 5BJ

Beautifully rejuvenated 3-bed home with far-reaching countryside views, open-plan living, elevated conservatory, gardens, driveway and garage.



Council Tax Band: B



This beautifully refurbished three-bedroom semi-detached home occupies a private position on a no-through road, enjoying far-reaching countryside views from virtually every aspect. Available now, with NO ONWARD CHAIN.

The property has undergone a comprehensive programme of renovation, with clear attention to detail throughout. You enter via a useful porch, leading through to a brand new kitchen fitted with a modern suite and quality finishes. Opposite, a fully refurbished utility room adds practicality to the layout.

To the rear, the house opens into a spacious living and dining area, creating a sociable and well-balanced space. This flows naturally into an elevated conservatory, which is a real highlight of the home—positioned to take full advantage of the exceptional outlook across rolling Devon countryside. It's a space that genuinely sets the property apart.

Upstairs, there are two comfortable double bedrooms, a single bedroom, and a newly fitted family bathroom with

stylish, contemporary finishes.

Externally, the gardens have been thoughtfully landscaped to both the front and rear, complementing the setting without being high maintenance. At the lower end of the plot, there is driveway parking and a detached garage.

A complete, turn-key home in a quiet position, offering strong views, quality finish, and practical living.

Services:

Mains electric, gas, water, and drainage

Tenure:

Freehold

Council Tax:

Band B

Local Authority:

Mid Devon District Council

01884 255 255



Directions

What3words sweated.presenter.redefined
Google Maps Code VFXX+WQJ Tiverton

Viewings

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating:

C

Approximate Area = 1089 sq ft / 101.1 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1232 sq ft / 114.3 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: 1440336

