



8 Fore Street, Tiverton, Devon, EX16 6LH

# seddon's



## 6 St. Thomas Court, Tiverton, EX16 6XB

### Asking Price £420,000

- 4 spacious bedrooms
- Detached house in cul-de-sac
- Garden room extension
- Enclosed lawned garden
- 2 modern bathrooms
- Lovely fitted kitchen
- Double garage and driveway
- South facing garden

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



## 6 St. Thomas Court, Tiverton EX16 6XB

Spacious four-bedroom detached home in a quiet cul-de-sac, offering 1,485 sq ft of flexible accommodation, double garage, generous parking and a spacious open-plan kitchen, dining and sun room with south-facing garden.



Council Tax Band: E



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Tucked away in a quiet cul-de-sac position, this substantial detached four-bedroom home offers an impressive amount of space, extending to approximately 1,485 sq ft, with generous and versatile accommodation well suited to growing families or those needing room to work from home.

The setting itself feels particularly secure and private, with little passing traffic and a family-friendly feel.

The property is approached via a double-width driveway leading to a double garage, providing excellent parking and storage.

Inside, the accommodation is arranged around a central hallway, while the true heart of the home is the lovely spacious open-plan kitchen/dining area.

The good quality fitted kitchen is a brilliant feature and has been well cared for, offering a timeless finish with extensive storage, generous worktop space and room for a dining table.

A major enhancement to the home is the addition of the solid sun room extension, which flows into the kitchen and dining area to create an impressive social space.

Together, the kitchen, dining area and sun room form one large, comfortable living environment that works particularly well for family life, entertaining or simply everyday use.

The sitting room enjoys patio doors opening onto the rear

garden, while a further reception room is currently arranged as a play room, ideal for home working, although equally adaptable as a study, snug or hobby room.

Upstairs are four well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room. Bedrooms two and three also benefit from fitted wardrobes, with bedroom four providing a generous space. A family bathroom with a shower over the bath completes the first floor.

Outside, the enclosed rear garden enjoys a desirable south-facing aspect, making the most of sunlight throughout the day.

The garden is mainly laid to lawn with patio seating areas wrapping around the property, creating practical spaces to sit, relax and enjoy the setting. Double garage and extensive driveway parking complete a home that offers both space and practicality in equal measure.

Tenure  
Freehold

Utilities  
Mains electricity, gas, water, and drainage

Council Tax  
Band E

Local Authority  
Mid Devon District Council 01884 255255



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>			
(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		



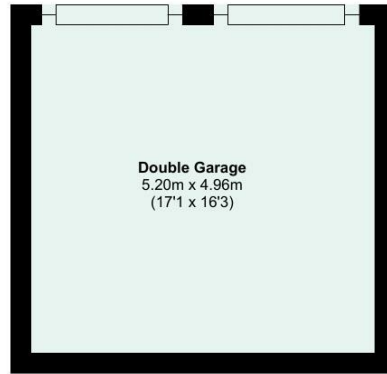
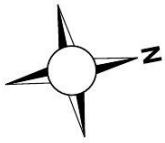
## Viewings

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

## Directions

What3words, poetic.port.quiz Google Maps Code, WG7G+C73 Tiverton

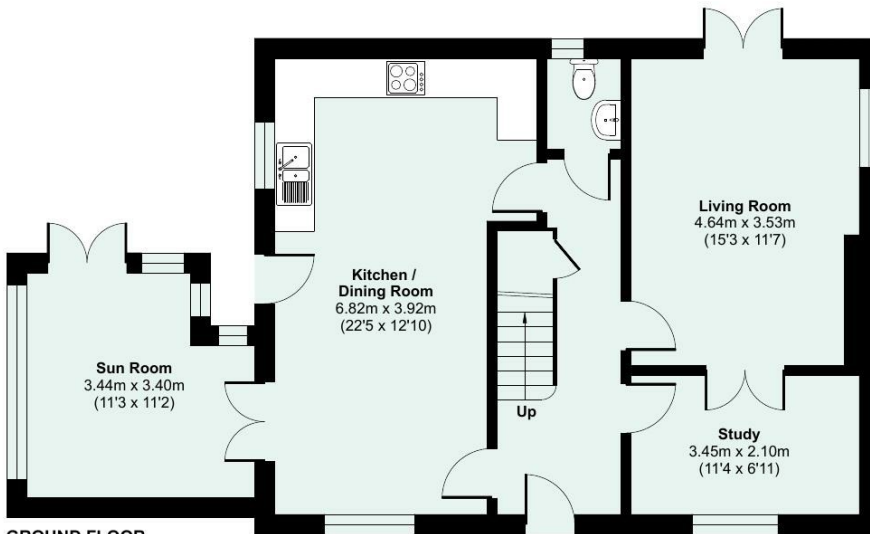
**EPC Rating:** C



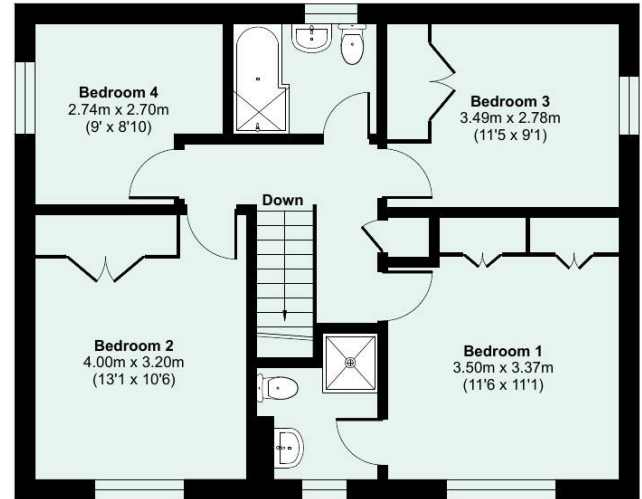
GARAGE

Approximate Area = 1433 sq ft / 133.1 sq m  
Garage = 278 sq ft / 25.8 sq m  
Total = 1711 sq ft / 158.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntlchecom 2026. Produced for Seddon Estate Agents LLP. REF: 1455213



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