



40 Oak Close, Tiverton, EX16 6ET  
Asking Price £260,000

Welden  
**Edwards**  
*Supporting your every move*



*Nestled in the peaceful cul-de-sac of Oak Close in Pinnex Moor, Tiverton, this two-bedroom bungalow offers comfortable living in a quiet residential setting—ideal for downsizers, first-time buyers, or those seeking single-level accommodation.*

*No Onward Chain!*

#### Description

Stepping into the useful entrance porch, perfect place for your shoes and coats. From here you discover a spacious living room, complete with ample space for relaxing or entertaining and a lovely large window, flooding the room with natural light. The kitchen features space for an electric oven, plumbing for a washing machine, and designated space for a freestanding fridge freezer—making it both practical and functional.

The property includes a bathroom with bath with shower over, WC and hand basin.

Both double bedrooms are generously sized and benefit from fitted wardrobes, with peaceful views overlooking the rear garden. Bedroom One enjoys direct access to the garden via double sliding doors, creating a seamless indoor-outdoor flow.

The rear garden is a delightful retreat, beautifully presented with established shrubs, perfect for enjoying the warmer months. Additional access is available through the garage, which is equipped with electricity, space for white goods, and an up-and-over door—ideal for storage or hobby use.

To the front, the property benefits from driveway parking, adding everyday convenience.

#### Tenure, Services & Council Tax

Freehold  
All Mains Connected  
Council Tax Band - B

Ofcom Broadband Speeds - Standard 16 Mbps, Superfast 65 Mbps  
Approx Mobile Speeds - EE, O2, Three, Vodafone - Limited

#### Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

#### Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

#### Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.







