





# 1 Rosse Road

Tiverton, Tiverton

VACANT NO ONWARD CHAIN - An immaculately presented two-bedroom detached bungalow with garage on a level corner plot in sought-after Pinnex Moor area with conservatory & detached garage and drive.

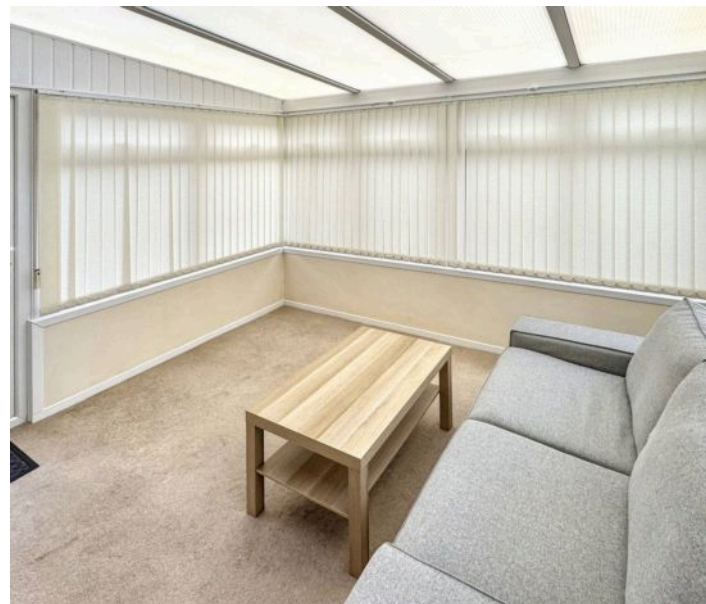
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Highly desirable Pinnex Moor location
- Two-bedroom detached bungalow
- Excellent decorative order throughout
- Modern fitted kitchen and stylish shower room
- Bright dual-aspect lounge
- uPVC conservatory/sun lounge
- Gas central heating and uPVC double glazing
- Attractive, low-maintenance corner gardens
- Detached garage with driveway and power
- Early viewing strongly recommended





VACANT POSSESSION – NO ONEWARD CHAIN! – VIRTUAL TOUR AVAILABLE –

Occupying a pleasant, level and south-facing corner position within the highly sought-after Pinnex Moor area, this beautifully presented two-bedroom detached bungalow with detached garage represents a superb opportunity for buyers seeking a quality home in a prime residential location. The property has been significantly improved by the current vendors in recent years and is offered in excellent decorative order throughout, making it a home that is truly ready to move into. Early viewing is strongly advised, as properties of this calibre in Pinnex Moor are proving extremely popular and selling quickly.

The accommodation is both well-planned and generously proportioned, beginning with a welcoming entrance hall that provides access to all principal rooms. The spacious dual-aspect lounge enjoys an abundance of natural light and offers a comfortable and inviting living space. The attractive kitchen offers contemporary units and integrated appliances, providing a practical yet stylish environment for everyday living. There are two well-proportioned double bedrooms, with the second bedroom benefiting from direct access into a uPVC conservatory/sun lounge, an ideal additional reception space enjoying views over the garden and offering year-round enjoyment. A modern shower room completes the internal accommodation, fitted with contemporary sanitary ware and finished to a high standard.

Further notable features include gas-fired central heating, uPVC double glazing throughout, and low-maintenance uPVC soffits, fascias and gutters, all contributing to comfort and ease of ownership. Externally, the bungalow occupies an attractive corner plot with thoughtfully landscaped gardens designed for ease of maintenance, featuring gravelled areas, paved patio seating and secure, level boundaries. A driveway provides access to the detached garage, which benefits from power, lighting and a pedestrian door to the rear garden and a drive to the front for off road parking that could be extended if required.

The location is a particular highlight, situated within the favoured Pinnex Moor area, with local amenities including a general store, primary school and excellent nearby walks all within approximately half a mile of level walking. A regular bus service operates close by, providing convenient access to the town centre and Exeter.

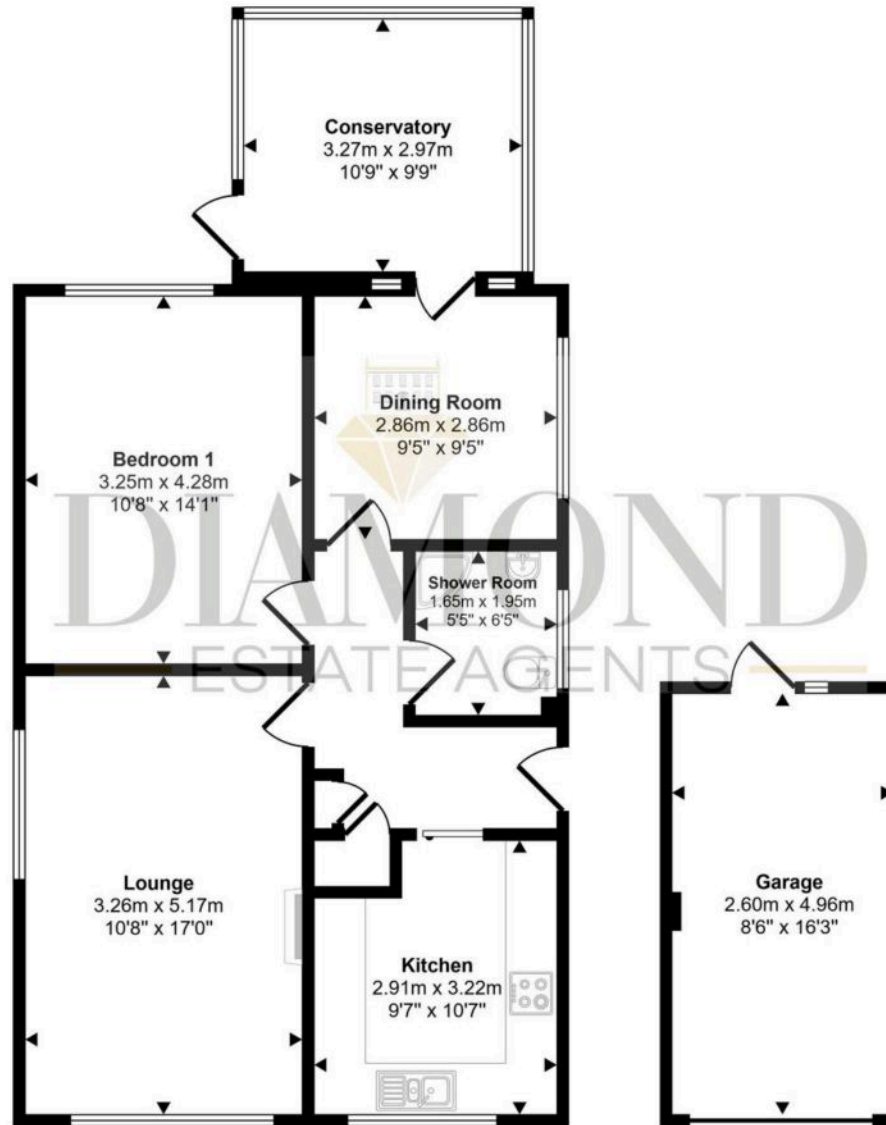








Approx Gross Internal Area  
84 sq m / 907 sq ft



Floorplan  
Approx 71 sq m / 768 sq ft

Garage  
Approx 13 sq m / 139 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.