



# seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



## 2 Meadow View Rackenford, Tiverton, EX16 8DS

£320,000

- 3 spacious bedrooms
- Home office & workshop
- Access to Rackenford Common
- Ideal family home
- Overlooking village green
- Off Road Parking for 2 cars
- Character fireplace & log burner
- Village setting

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



## 2 Meadow View , Tiverton EX16 8DS

A beautifully presented village home overlooking the green, offering a superb balance of character, modern styling, extensive gardens, useful outbuildings and direct access onto Rackenford Common.



Council Tax Band: B



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Enjoying a lovely position overlooking the village green and surrounding countryside, this beautifully presented three-bedroom home offers a rare combination of traditional village character, stylish modern decoration, off road parking for two cars, and exceptional outdoor space.

The property has been thoughtfully improved by the current owners, creating a home that feels both warm and contemporary.

The sitting room is particularly inviting, centred around a traditional fireplace with inset log burner, complemented by tasteful décor and a relaxed cottage feel throughout.

To the rear, the spacious kitchen/dining room provides an excellent day-to-day family space with plenty of room for dining and entertaining, while the adjoining utility room adds practicality.

Upstairs are three well-proportioned bedrooms together with a modern family bathroom.

One of the property's standout features is the outside space. The rear garden is considerably

larger than expected for this style of property, with a generous lawn, established shrub borders and various seating areas.

Beyond the main garden are useful outbuildings including a home office, workshop and additional storage shed.

At the far end of the garden, gated access opens directly onto Rackenford Common, a beautiful natural area with pathways and open green space ideal for walking, exploring and outdoor activities.

#### Utilities

Mains electric, water, and drainage. Oil fired central heating and hot water.

#### Tenure

Freehold


#### Council Tax Band

B

#### Local Authority

North Devon Council



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	



## Directions

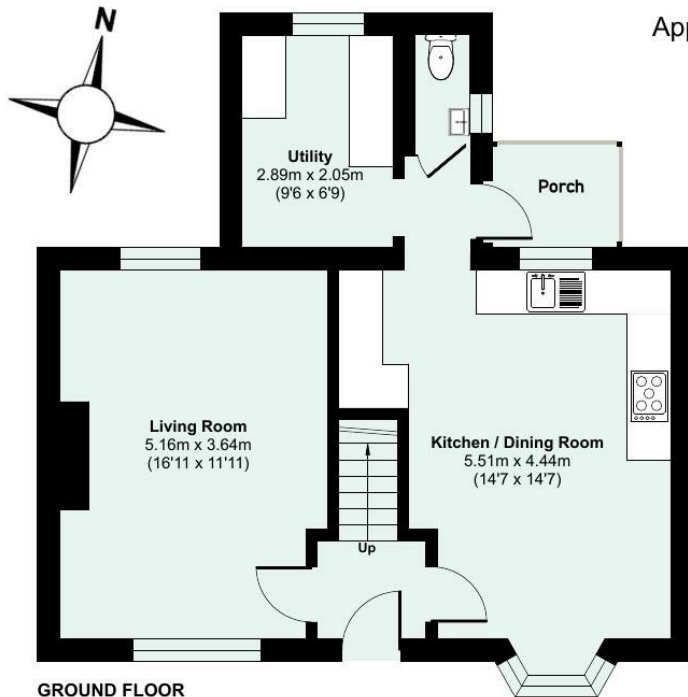
What3words airbrush.fights.cubes Google Maps X937+623 Tiverton

## Viewings

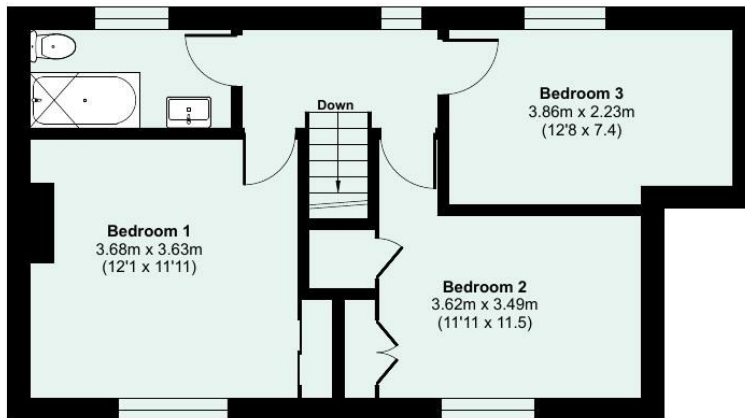
Viewings by arrangement only. Call 01884 253500 to make an appointment.

## EPC Rating:

D



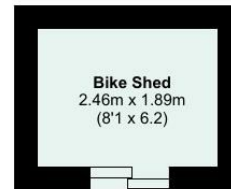
GROUND FLOOR



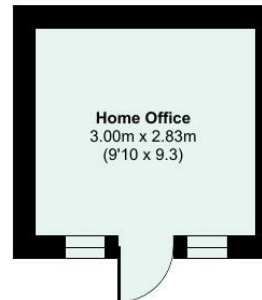
FIRST FLOOR

Approximate Area 1019 sq ft / 94.6 sq m  
Outbuildings = 302 sq ft / 28 sq m  
Total = 1321 sq ft / 122.6 sq m

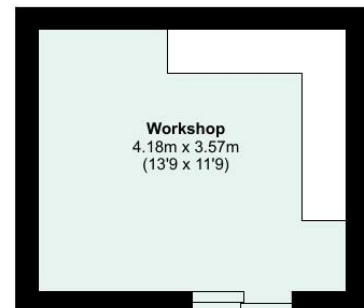
For identification only - Not to scale



OUTBUILDING 3



OUTBUILDING 2



OUTBUILDING 1



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: 1458645

