



8 Fore Street, Tiverton, Devon, EX16 6LH

# seddon's



## 100 Oakfields, Tiverton, Devon, EX16 6XF

### Asking Price £335,000

- 4 spacious bedrooms
- Detached townhouse
- Contemporary kitchen design
- Landscaped garden
- 2 modern bathrooms
- Elevated valley views
- Private balcony in main bedroom
- Driveway and garage parking

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



# 100 Oakfields, Devon EX16 6XF

A well-presented four-bedroom detached townhouse arranged over three floors, offering versatile accommodation, an impressive refitted kitchen/breakfast room, principal bedroom with en-suite, balcony, and far-reaching valley views.



Council Tax Band: D



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Set in an elevated position with far-reaching views across the valley and town, this spacious four-bedroom detached townhouse offers versatile accommodation arranged over three floors.

Beautifully presented throughout, the property has been thoughtfully improved by the current owners and enjoys a convenient position close to schools, leisure facilities, supermarkets, gyms, and everyday amenities.

The accommodation is both flexible and practical, making it well suited to growing families or those looking for adaptable living space.

On the lower ground floor, the heart of the home is the impressive kitchen/breakfast room, redesigned to provide a contemporary finish with a central island, extensive fitted storage, integrated appliances, and doors opening directly onto the rear garden.

Adjacent is a versatile reception room currently arranged as a dining room but equally suited as a fourth bedroom, together with a cloakroom that offers the potential to reinstate a shower if required.

The entrance floor welcomes you with a generous hallway, cloakroom, and a comfortable sitting room positioned to make the most of the elevated outlook.

Double doors open onto a Juliet balcony, creating a bright and airy living space while framing the attractive views beyond.

A further double bedroom is also found on this level and is currently utilised as a cinema room.

On the upper floor are two further double bedrooms and the family bathroom. The principal bedroom enjoys its own private balcony, allowing the spectacular valley views to be appreciated throughout the year, together with a stylish en-suite shower room.

The second bedroom also benefits from the same attractive outlook across Tiverton.

Outside, the property offers driveway parking for up to two vehicles leading to the garage, which is fitted with power and lighting.

To the rear, the landscaped garden has been designed with ease of maintenance in mind and features an extensive composite decked seating area, creating an excellent space for outdoor dining, entertaining, or simply relaxing whilst enjoying the open views.

From here, as well as the upper floors, there are delightful views across the surrounding valley.

Conveniently located for schools, leisure facilities, supermarkets, and the town centre, this is a well-appointed family home combining generous accommodation, quality presentation, and an enviable outlook.

Services:

Mains electric, gas, water, and drainage

Tenure:

Freehold

Council Tax:

Band D

Local Authority:

Mid Devon District Council

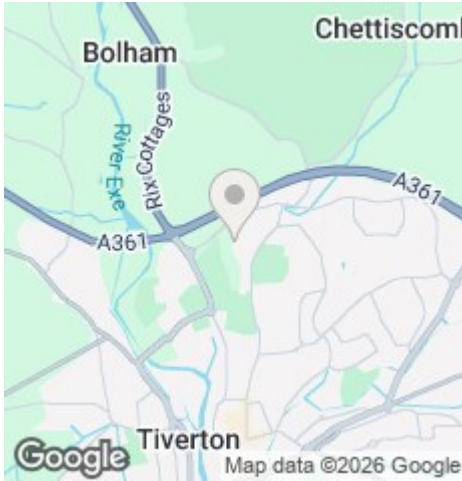
Maintenance charges

Latest charge for period 01/04/26 - 30/09/26, =

£103.11

Billed every six months.

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## Directions

What3words sheets.future.spring

## Viewings

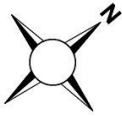
Viewings by arrangement only. Call 01884 253500 to make an appointment.

## EPC Rating:

C

## 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>	73	83
(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	

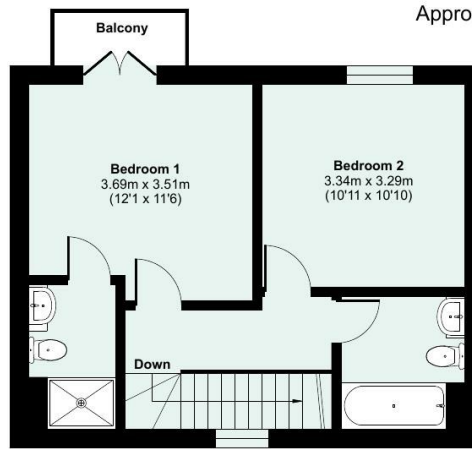


Approximate Area = 1306 sq ft / 121.3 sq m

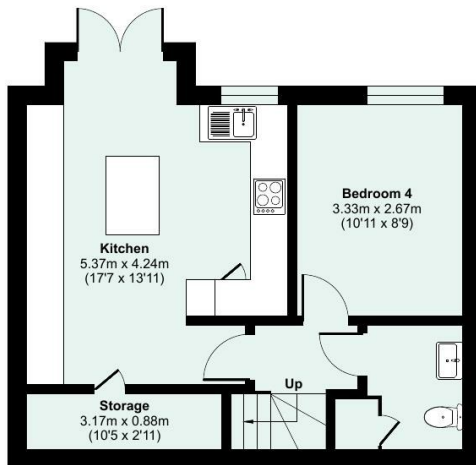
Garage = 180 sq ft / 16.7 sq m

Total = 1486 sq ft / 138 sq m

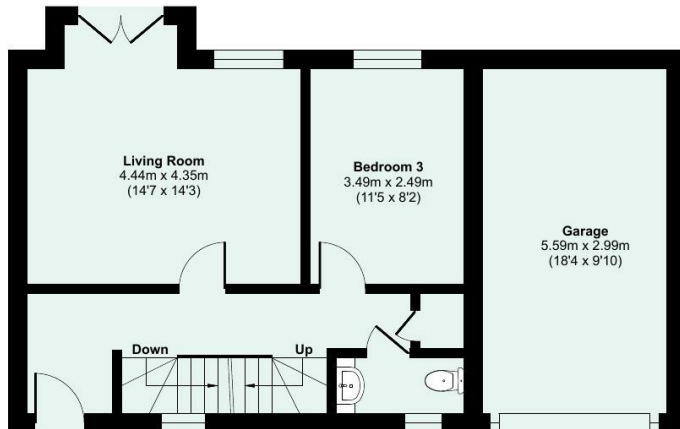
For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2026. Produced for Seddon Estate Agents LLP. REF: 1481839

