Asking Price £460,000

seddons

# 1 Pine Close, Tiverton, Devon, EX16 5BY

- Rare opportunity in Tiverton
- Quiet no-through road
- Well-kept, private gardens
- Flexible, practical layout
- Main bedroom with ensuite
- Turn-key condition
- Generous corner plot
- Driveway and garage parking
- Double aspect living room
- Ready to move in and enjoy

**Sales, Lettings, Mortgages:**
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

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# 1 Pine Close, Devon EX16 5BY

Tucked away in a small no-through close of just six detached homes, this well-kept property occupies a generous corner plot with private gardens, driveway parking and garage. Offering a flexible layout with four bedrooms and two reception rooms, it’s a rare opportunity in a quiet yet convenient Tiverton position

4 2 3 D Council Tax Band: E

Tucked away in a small no-through close of just six detached homes, this well-kept property occupies a generous corner plot with private gardens, driveway parking and a garage.

Offering a flexible layout with four bedrooms and three reception areas, the property combines good living space with a quiet and convenient position within Tiverton.

Homes in Pines Close rarely come to the market. The property is surrounded by gardens extending from front to rear, thoughtfully landscaped with patio areas, water features and a good degree of privacy.

A driveway provides parking for two cars and leads to the garage, which also incorporates a useful utility area.

Inside, the accommodation is practical and well balanced. A spacious entrance hall with cloakroom leads into a central breakfast room, with the kitchen to one side and a separate dining room, currently used as a snug, to the other.

The living room is a comfortable double-aspect space with a feature fireplace, while the principal ground-floor rooms have direct access to the garden, helping connect the house with its outside space.

Upstairs are four bedrooms, including a main bedroom with en-suite and far-reaching views. The remaining bedrooms are well proportioned, with one currently used as a study, together with the family bathroom.

The property has been well maintained and improved by the current owners, including recent boiler and plumbing upgrades, and provides a comfortable home that can be enjoyed from the outset.

Services:
Mains electric, gas, water, and drainage.

Tenure:
Freehold

Council Tax:
Band E

Local Authority:
MDDC 01884 255 255

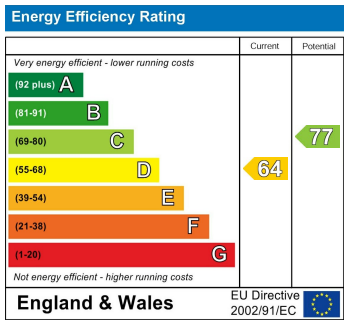
## Directions

What3words loves.blast.drum

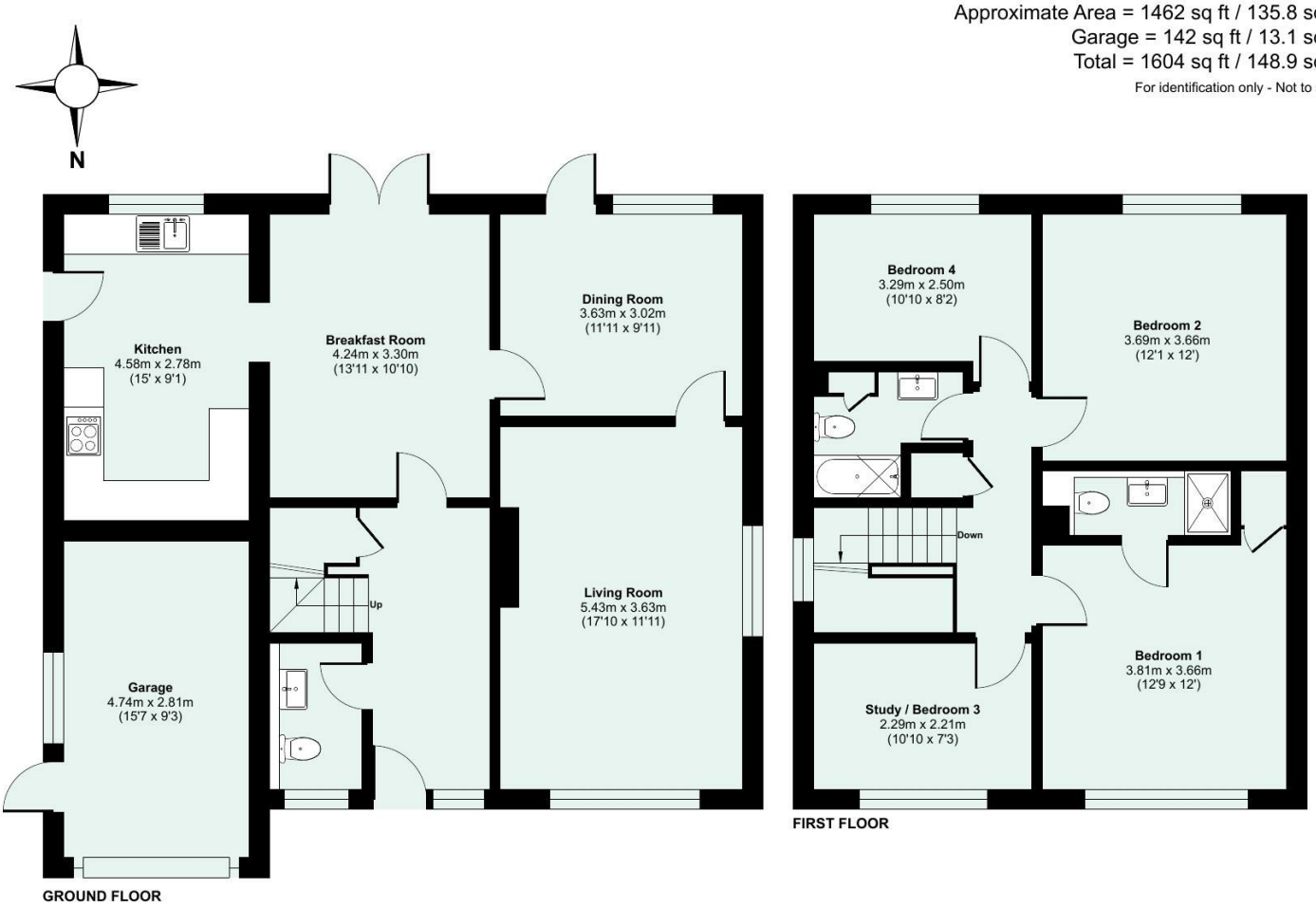
## Viewings

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

## EPC Rating: D



Approximate Area = 1462 sq ft / 135.8 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1604 sq ft / 148.9 sq m
For identification only - Not to scale




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: 1434859

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