



23 Tidcombe Lane, Tiverton, Devon

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23 Tidcombe Lane, Tiverton, Devon EX16 4DZ

A beautifully appointed chalet bungalow offering flexible accommodation and a large south-facing garden, in a highly sought-after residential area

Tiverton town centre 1.3 miles, Tiverton Parkway mainline station (London Paddington 2 hours) 5.4 miles, M5 (Jct 27) 6.6 miles, Exeter 13.0 miles, Exeter Airport 15.7 miles

Sitting room | Dining room | Kitchen | Utility
Four bedrooms | Family bathroom | Shower room
Boot room | Office | Gym | Two sheds | Garden
EPC rating B

The property

23 Tidcombe Lane is an immaculately presented four-bedroom chalet bungalow that provides light, airy accommodation with elegant and modern styling, arranged over two floors. The property offers versatile accommodation with bedrooms on both the ground and first floors and benefits from a beautiful south-facing rear garden. The property lies in a sought-after residential area on the edge of Tiverton within striking distance of the independent Blundells School.

The main reception room is the 24ft sitting room, which is located at the rear of the ground level and features a triple aspect with panoramic views over the sunny garden. The room has engineered wooden flooring that flows through from the hallway, a contemporary fireplace and sliding glass doors that open onto a patio area. There is also an open-plan kitchen and dining room, with space for a family dining table, sleek, modern fitted kitchen units, quartz worktops and integrated appliances including a dishwasher and a double oven and an induction hob. The kitchen and dining room also benefit from a dual-aspect allowing for a wealth of natural light. There are two double bedrooms on the ground floor with one bedroom currently used as a dressing room. Additionally, the ground floor has a spacious shower room, while a boot room with outside access leads to a useful home office and a utility room. Upstairs there are two further double bedrooms of similar proportions including

the principal bedroom, which has Jack and Jill access to the family bathroom. Both bedrooms benefit from plenty of storage space with eaves storage and a large cupboard. A sunny seating area completes the accommodation on the first floor.

Outside

At the front of the house there is a tarmac driveway providing plenty of parking space for several vehicles. The attractive split-level rear garden has a south-facing aspect which welcomes plenty of sunlight throughout the day. It includes terraces of patio and gravel, with steps leading to a large area of lawn, which is bordered and dotted with colourful beds filled with various shrubs and flowering perennials. There is also a vegetable garden, several fruit trees, a greenhouse and at the end of the garden, a raised terrace, providing ideal space for al fresco dining. There is also a detached summer house in the garden currently used as a gym that provides an additional terrace with a seating area.

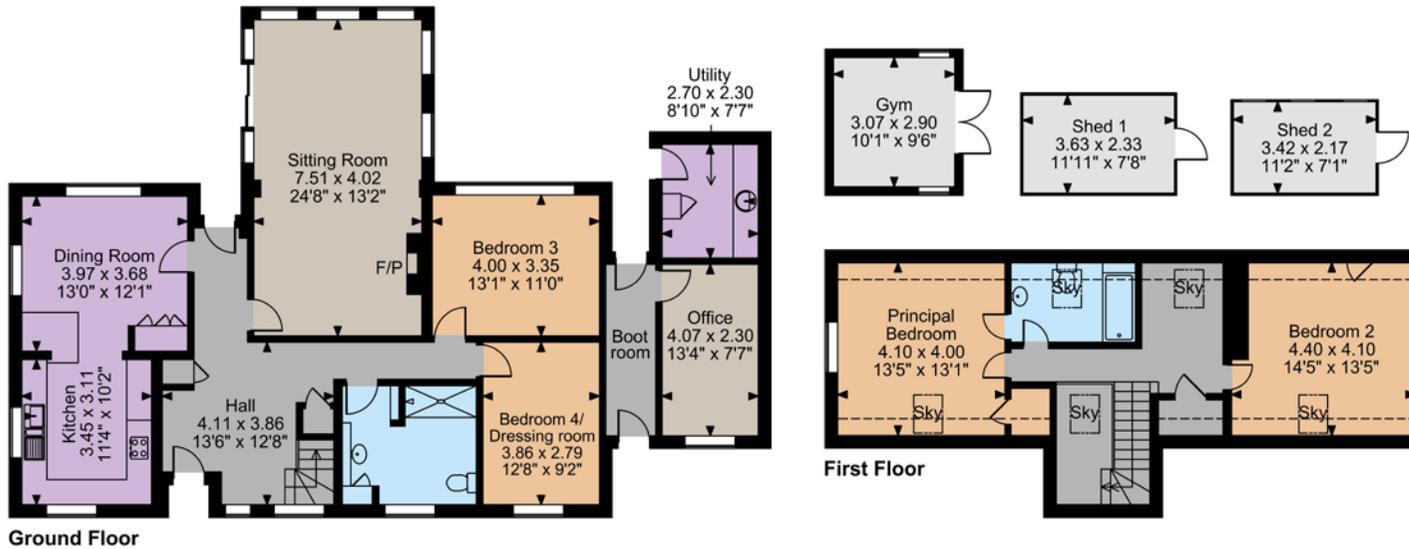
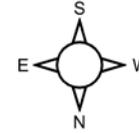
Location

The property lies in a sought-after residential area on the edge of the bustling and historic town of Tiverton, just a mile from the town centre and moments from beautiful rolling Devon countryside. Tiverton provides a wide range of everyday amenities, including a choice of shops, supermarkets, plenty of restaurants and cafés and leisure facilities. The town also has access to a variety of schools, including the independent Blundell's Preparatory School and Blundell's School which is within striking distance of the property and therefore in the reduced fee catchment area. Exeter is approximately 13 miles away and has great business facilities together with open air markets, restaurants, cafés and wine bars. The city is also well served with a good range of leisure and cultural amenities, including theatres, museums, galleries and cinemas and substantial shopping facilities. Communications links are excellent: Exmoor National Park is within easy reach to the north and the A361 North Devon link road gives easy access to the spectacular sandy surf beaches of North Devon. The M5 is seven miles away, offering access north towards Taunton and Bristol. Tiverton Parkway mainline station provides direct services to Exeter and London Paddington, taking just under two hours.





23 Tidcombe Lane, Tiverton, Devon
Main House internal area 1,967 sq ft (183 sq m)
Outbuilding internal area 267 sq ft (25 sq m)
Total internal area 2,234 sq ft (208 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

What3Words///amount.slam.mini brings you to the property's driveway.

General

Local Authority: Mid Devon District Council

Services: Mains electricity, gas, water and drainage. Solar panel energy.

Council Tax: Band E

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Mobile/Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Guide Price: £635,000

Exeter

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Over 50 offices across England and Scotland, including Prime Central London

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