



seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



34 Oakfields, Tiverton, Devon, EX16 6XF

Asking Price £220,000

- Three-storey family home
- Principal bedroom with en-suite
- Enclosed garden with patio
- Close to Tiverton town centre
- Near schools and amenities
- Spacious sitting/dining room
- Walk-in wardrobe in main bedroom
- Single garage and parking
- Easy access to M5 motorway
- No onward chain

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



34 Oakfields, Tiverton EX16 6XF

A spacious three-storey family home offering flexible accommodation, generous storage and an enclosed rear garden, together with garage and parking. Conveniently positioned for access to schools, leisure facilities, the town centre and transport links including the M5 and Tiverton Parkway. No Onward Chain.



Council Tax Band: C



Arranged across three floors, this is a well-proportioned family home with practical accommodation together with useful storage throughout each level, and is offered with no onward chain.

The ground floor comprises an entrance hallway, cloakroom, kitchen and a comfortable sitting room.

The sitting/dining room provides a generous living space with an attractive inset window and double doors opening onto the enclosed rear garden, creating a natural extension of the living accommodation during warmer months.

The kitchen enjoys good natural light and is fitted with a range of floor and wall mounted cupboards together with a gas hob, electric oven and plumbing for white goods.

To the first floor are two well-sized double bedrooms along with a family bathroom fitted with a shower over the bath.

Occupying the second floor is the principal bedroom suite, benefitting from a spacious walk-in wardrobe and an en-suite shower room.

Throughout, the property has been maintained in a simple and neutral style, giving buyers an opportunity to personalise and update over time to suit their own tastes.

Outside, the enclosed rear garden combines patio, lawn and gravelled areas to create an outdoor space that is straightforward to maintain and enjoy.

Beyond the garden is a single garage together with parking. The town centre is within easy reach and can be accessed via a pleasant walk through the nearby park.

The location is particularly convenient for access to local schools, college, leisure facilities, hospital and supermarkets, while also offering straightforward access onto the dual carriageway.

Tiverton benefits from fast access to Junction 27 of the M5 motorway together with nearby rail connections from Tiverton Parkway, offering services to London Paddington in around two hours.

Tenure
Freehold

Council Tax
Band C

Local Authority
Mid Devon District Council

Management Charges
In the region of £176 per year.

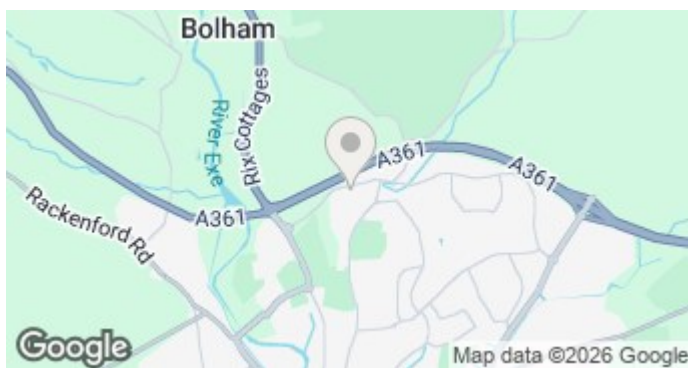
Utilities
Mains electric, gas, water, and drainage

Directions

What3words bind.retire.easy

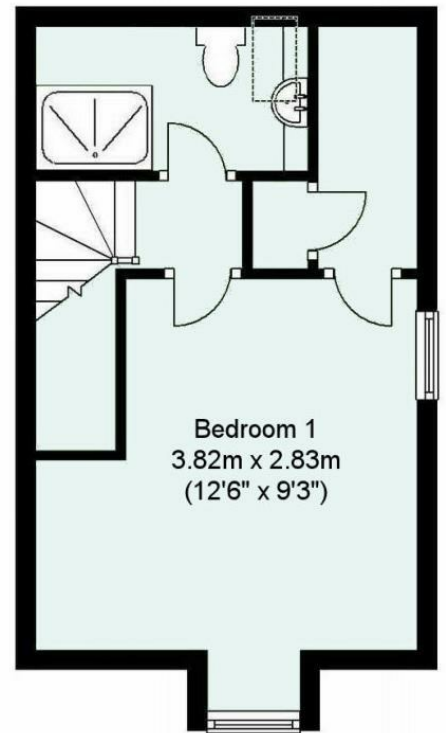
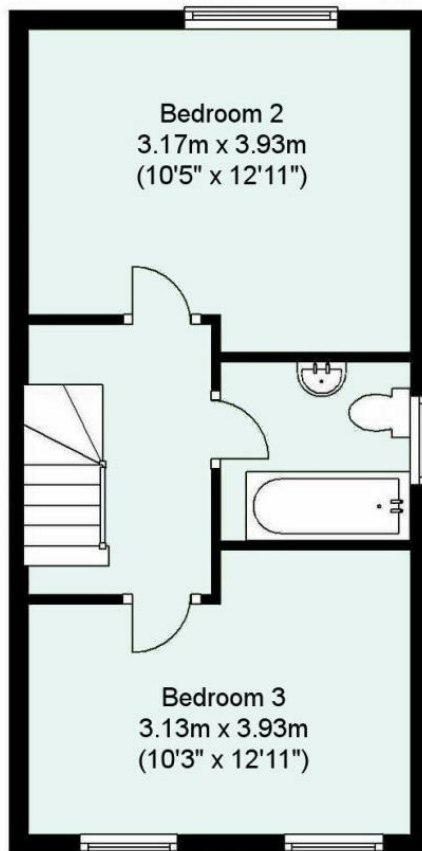
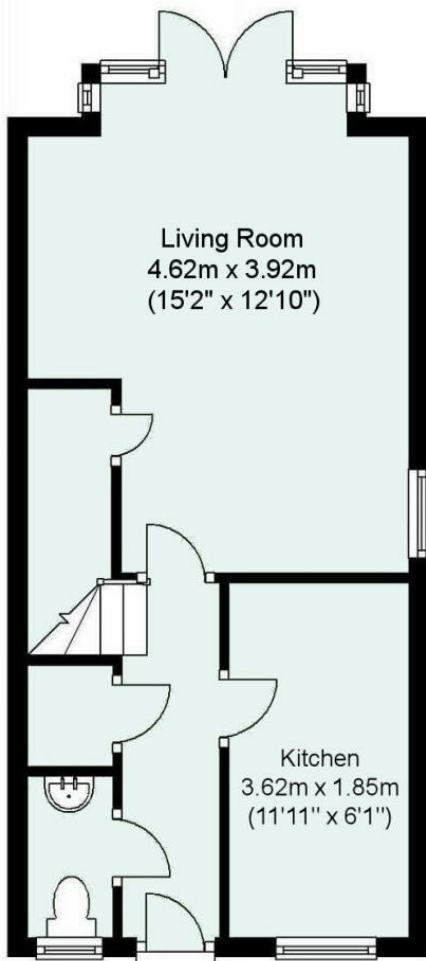
EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewings

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



Approximate Area= 1033 sq ft / 96 sq m
For identification only: Not to scale