



40, Sideling Fields



STAGS

40, Sideling Fields

Tiverton, Devon EX16 4HG

Town Centre 1 mile | M5 (J27)/ Tiverton Parkway 6.5 miles |
Exeter 15 miles

A contemporary and beautifully finished detached home, perfectly positioned to enjoy far reaching countryside views while offering stylish open plan living and exceptional outdoor space.

- Immaculately Presented Detached Home
- High Specification Kitchen
- Driveway Parking for Two Vehicles
- Generous Split-Level Garden with Decking
- Stunning Open Plan Kitchen, Living and Dining Room
- Three Spacious Double Bedrooms
- Conservatory and Separate Utility Area
- Far Reaching Countryside Views
- Council Tax Band D
- Freehold

Guide Price £425,000

SITUATION

40 Sideling Fields is a beautifully presented detached home, occupying an elevated position on a sought after residential street in Tiverton. The property enjoys far reaching views across the Mid Devon countryside while being conveniently located for Tiverton town centre, local amenities and schools. Excellent transport links are available via the A361 North Devon Link Road, providing quick access to Junction 27 of the M5 and Tiverton Parkway railway station. The location offers the perfect balance of a peaceful residential setting with easy access to commuter routes.



ACCOMMODATION

The accommodation is arranged over two floors and has been thoughtfully designed to make the most of the superb views. The entrance level comprises three spacious double bedrooms. The principal bedroom benefits from built in wardrobes, an en suite shower room and a private balcony that takes full advantage of the far reaching outlook. The two remaining bedrooms are both generously proportioned and served by a modern family bathroom.

Stairs lead down to the lower ground floor, where the property opens into an impressive open plan kitchen, living and dining space. The kitchen is fitted to a high specification with stylish cabinetry, quartz work surfaces and a range of integrated appliances. The bright and versatile living and dining areas feature bi fold doors opening onto the decked terrace, creating a seamless connection between the house and garden. A conservatory, accessed from the living area, provides an additional space for relaxation or informal dining, while a separate utility area offers further storage and appliance space.

OUTSIDE

To the front of the property there is driveway parking for two vehicles and a useful workshop/store.

The rear garden is predominantly decked, designed to take full advantage of the views, and bordered by mature shrubs and woodland. The garden offers an ideal setting for outdoor entertaining and provides a high degree of privacy.

SERVICES

Mains electricity, water, gas and drainage. Gas Central heating. Ofcom predicted broadband services – Standard & Superfast broadband available. Ofcom predicted mobile coverage: Internal (Variable)- EE. External - EE, Three, O2 and Vodafone. Local Authority: Mid Devon Council.

AGENTS NOTE

In 2023, the property was re-wired and replumbed, with new radiators and a gas combi-boiler installed.

VIEWINGS

DIRECTIONS

From M5 Junction 27, travel west along the A361, taking the second Tiverton exit sign posted Bickleigh/ Tiverton A396. At the roundabout, take the first exit and proceed towards Tiverton and carry straight across onto Heathcoat Way at the McDonalds roundabout. At the next roundabout, take the third exit, remaining on the A396. After 350 yards turn left on to Old Road and proceed to the roundabout taking the first exit onto Canal Hill. Proceed for approximately 0.5 miles, turning right onto Anstey Crescent. Continue up the hill, taking the third right onto Sideling Fields. Bear right and follow the road. 40 Sideling Fields will be the last property on the right-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

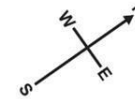


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

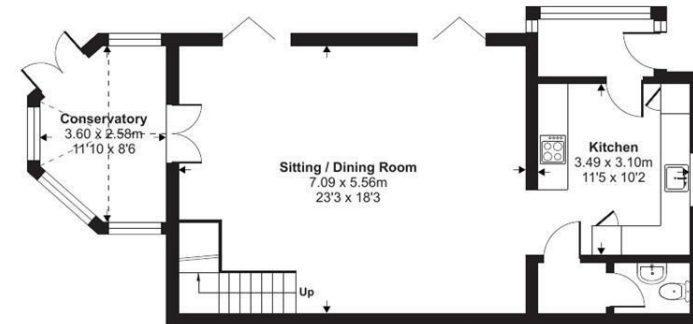
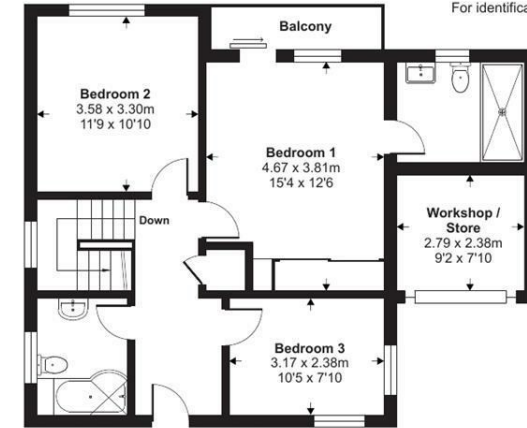
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Approximate Area = 1361 sq ft / 126.4 sq m
Outbuilding = 67 sq ft / 6.2 sq m
Total = 1428 sq ft / 132.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1329153



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