



1 Hann Road



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Tiverton, EX16 4FT

Tiverton 2.5 Miles | M5 (J27)/ Tiverton Parkway 4.5 Miles | Exeter 16 Miles

Superb, recently built, detached three-bedroom family home set in a large plot with off street parking and spacious garden.

- Detached Home
- Two Reception Rooms
- Separate Utility
- Off Street Parking
- Council Tax Band D
- Three Bedrooms
- Family Bathroom and En Suite
- Spacious Corner Plot
- Popular and Accessible Location
- Freehold

Guide Price £350,000

DESCRIPTION

Located on the Eastern outskirts of Tiverton, approximately 1.5 miles from the town centre, this property is within easy reach of the town's wide range of amenities including both private and state schooling, a leisure centre, hospital, bank/building societies, shops and supermarkets catering for a variety of needs. Blundells school and the golf club are both within walking distance, as is open countryside and the Tiverton canal towpath. A prime location of easy transport links with North Devon Link Road, M5 (Junction 27) and Tiverton Parkway Railway station all being within 5 miles, whilst Exeter Airport is within 22 miles. All providing uncomplicated access to main transport links whether it be by road, rail or air.

The property is a newly built three-bedroom home, constructed with comfortable living in mind. The ground floor hosts a large sitting room separate to the kitchen diner which features double doors leading out to the garden and accesses the utility.

Upstairs, the property features three well-proportioned bedrooms, a large family bathroom and en suite to the master bedroom. Outside is a section of laid to lawn garden and a patio area directly off the back of the double doors, a side gate leads to the parking area with two spaces.

SERVICES

Mains electricity, water, gas and drainage. Gas central heating.

Ofcom predicted broadband services - Standard, Superfast & Ultrafast

Ofcom predicted mobile coverage for voice and data: External -O2 (variable), EE, Three and Vodafone.

Local Authority: Mid Devon District Council.

DIRECTIONS

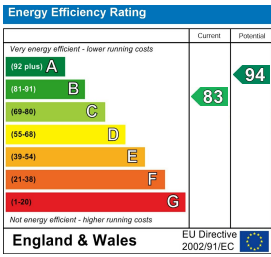
What3Words: ///passions.villager.cookery

Google Drop Pin: <https://maps.app.goo.gl/wzGxkxrcASwMQhrQ8>





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.

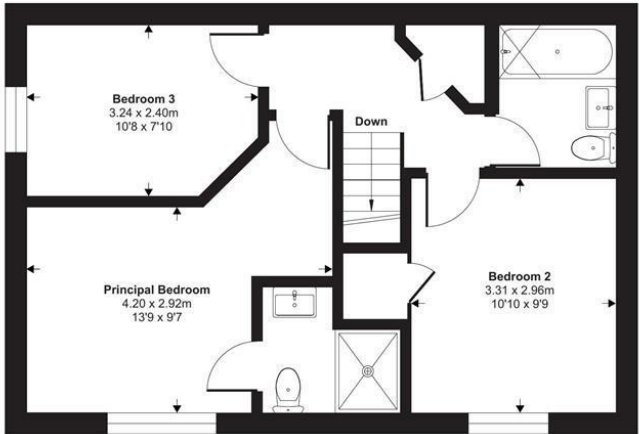


19 Bampton Street, Tiverton,
Devon, EX16 6AA

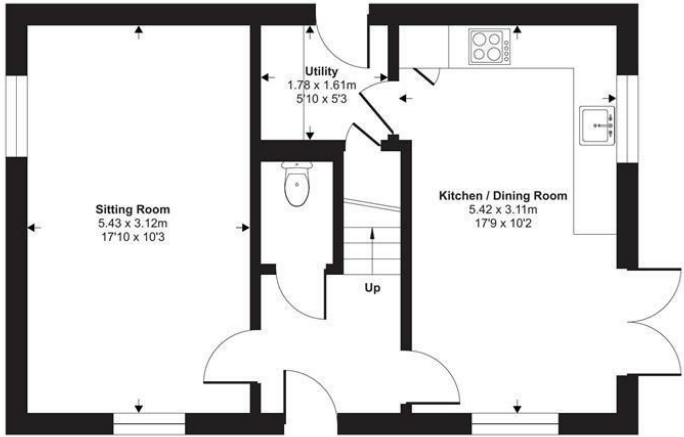
tiverton@stags.co.uk
01884 235705



Approximate Area = 964 sq ft / 89.5 sq m
For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2026. Produced for Stags. REF: 1521530