

STAGS

2, West Down

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, Ash Thomas, EX16 4NR

Tiverton 4 Miles | M5 (J27)/Tiverton Parkway 5 Miles | Exeter 15 Miles

A modern detached house in a wonderful, accessible country location, directly overlooking fields with spacious accommodation, double garage and gardens.

- Modern Detached House
- 4 Bedrooms, 3 Bathrooms
- Kitchen/Dining Room
- 3 Reception Rooms
- Double Glazed Conservatory
- Double Garage
- M5 (J27)/Tiverton Parkway 5 Miles
- Southerly Facing Views
- Council Tax Band F
- Freehold

Guide Price £650,000







SITUATION

Ash Thomas is a small, tranquil hamlet with a thriving local community and active village hall. The hamlet is close to the village of Halberton which boasts a primary school, farm shop and tea rooms, pub, and many local activities.

The property is situated approximately 4 miles from the market town of Tiverton which provides a wide range of amenities including major banks, building societies and shops catering for a wide variety of needs. There is also a leisure centre with swimming pool and a hospital. There are both private and state schooling, with Blundell's giving discounts to local pupils.

Junction 27 of the M5 is approximately 5 miles distant, alongside lies Tiverton Parkway Station with an intercity link to London Paddington of approximately 2hrs. The Grand Western Canal lies within 2 miles, and offers recreational walks, cycling and fishing from its towpath.

DESCRIPTION

This well presented modern detached house features a wonderful setting. Within a corner plot, it features gardens on two sides backing directly onto fields, southerly facing at the rear with open views over the countryside.

The property has been well laid out with a central hall, family kitchen/dining room, utility, dining room, lounge, double glazed conservatory, study and downstairs WC. On the first floor are four bedrooms, two with ensuites and a family bathroom.

OUTSIDE

A double width drive provides parking and gives access to the double garage. Paths on both sides of the house give access to the garden. This wraps around on two sides to the rear, southerly, and to the side, easterly. Both areas are laid mostly to lawn with flower and shrub beds. A small kitchen garden occupies the corner, providing a productive space for growers. Both sides directly adjoin fields, with open views across the surrounding countryside.

SERVICES

Mains Electricity & Water. Drainage via Shared Treatment Plant (management charge £360/per year - 2026). Oil Fired Central Heating.
Ofcom predicted broadband services – Standard & Ultrafast Available.
Ofcom predicted mobile coverage for voice and data: External - O2, EE, Three & Vodafone. Internal - Three (variable).
Local Authority: Mid Devon District Council.

DIRECTIONS

What3Words: ///rider.flown.objective
Google Drop Pin: https://maps.app.goo.gl/W1r8iBzb4oH1Zorv7

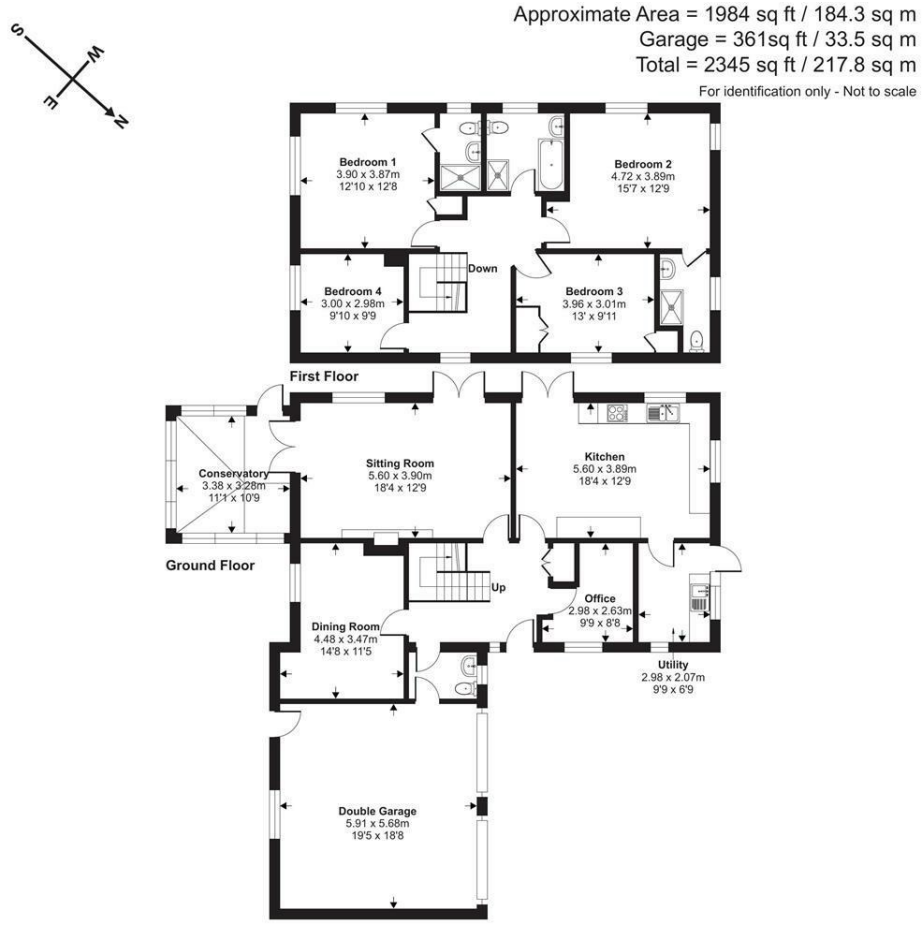


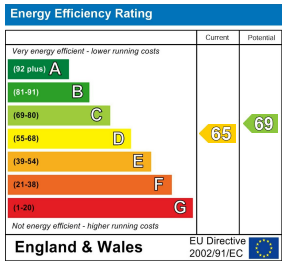




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