



22 Branscombe Road

Tiverton, Tiverton

Well located two bedroom bungalow in Tiverton with no onward chain, spacious rooms, private garden, loft with conversion potential, storage room, and scope to enhance. Ideal for families or downsizers. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G

- TWO bedroom detached bungalow set on a one way road.
- No onward chain, allowing for a smoother and quicker purchase.
- Generous, private rear garden backing directly onto the Old Railway Line.
- Spacious living room with feature fireplace and multi fuel stove, plus sliding doors to the patio.
- Kitchen diner with ample storage and space for a four seater table.
- Versatile former garage, ideal as a guest room, hobby space or home office (STP).
- Large boarded and insulated loft with Velux windows, power and lighting, offering strong conversion potential subject to permissions.
- Driveway parking with low maintenance front garden.
- Walking distance to town centre and the Grand Western Canal, perfect for outdoor leisure.
- Located in Tiverton, a thriving Mid Devon market town with excellent transport links via the North Devon Link Road and M5 (J27).



Tucked away on a one way road and offered with no onward chain, this well proportioned TWO bedroom bungalow presents an exciting opportunity to create a wonderful long term home in one of Tiverton's most desirable and convenient locations.

Upon entering, you are welcomed into a central entrance hallway with loft access and doors leading to all principal rooms.

The sitting room is positioned to the rear of the property, enjoying a pleasant outlook over the garden. Large sliding doors open directly onto the patio, allowing the outside to flow seamlessly in during the warmer months. The focal point of the room is the feature fireplace with inset multi fuel stove, slate hearth and wooden mantel, creating a cosy setting for evenings at home.

The kitchen diner is located to the front aspect and offers a range of base units and drawers with work surfaces over, one and a quarter bowl sink with mixer tap, tiled splashbacks and space for appliances including washing machine, dishwasher and electric cooker. A wall mounted gas combination boiler and extractor hood are in place. The dining area comfortably accommodates a four seater table, making this a sociable and practical space for everyday living.

Bedroom one overlooks the rear garden and old railway line, providing a peaceful outlook. Bedroom two, currently used as a home office, enjoys a front aspect and includes a useful storage cupboard with hanging rail.

The bathroom features an obscure glazed window and a white suite comprising a deep panel bath, vanity wash basin with storage beneath, low level WC and Mira electric shower with tiled surrounds.

A notable feature of the property is the generous loft space, accessed via a large hatch with safety ladder. The loft is boarded, insulated and benefits from two Velux windows to the rear, along with power and lighting. A further storage area is accessed via an internal door. Subject to the necessary planning permissions and building regulations, this space offers excellent potential for conversion, as demonstrated by similar properties within the road.

Storage room, formerly the garage, offers versatile accommodation as has been insulated and has a radiator making the ideal guest room (STP), hobby space or just as additional storage.

Outside, the rear garden is a true highlight. Completely enclosed and enjoying a high degree of privacy, it backs directly onto the old railway line, with established trees creating a leafy backdrop during the summer months. The garden attracts a variety of





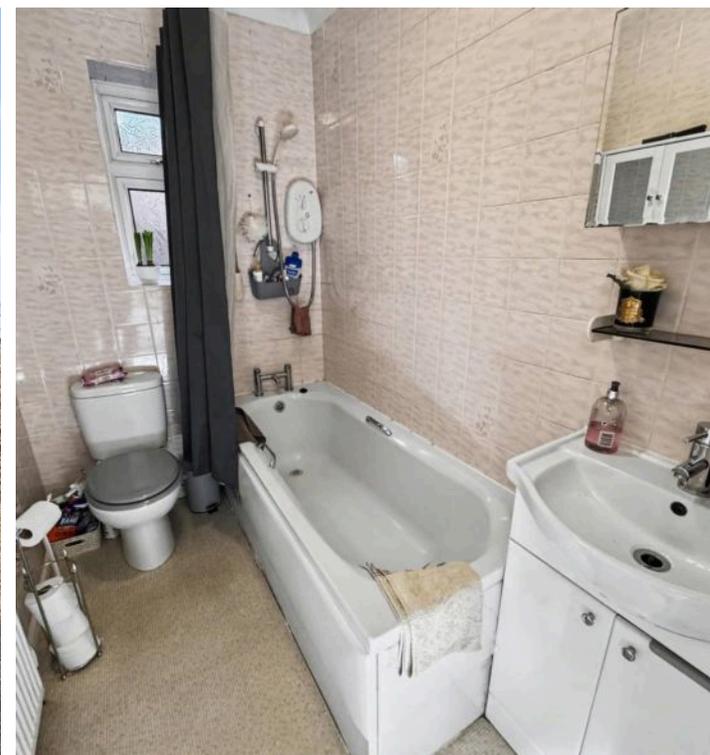
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Outside, the rear garden is a true highlight. Completely enclosed and enjoying a high degree of privacy, it backs directly onto the old railway line, with established trees creating a leafy backdrop during the summer months. The garden attracts a variety of birdlife and wildlife, giving it a tranquil, almost rural feel. Additional outbuildings include a brick store with power and lighting, a wooden shed and a separate woodstore, providing ample external storage.

This appealing bungalow combines comfortable single level living with clear scope to enhance and extend, making it ideal for families, downsizers and couples alike seeking a well located home with potential and a generous, private garden setting.

The property is within walking distance of Tiverton town centre and the Grand Western Canal, perfect for leisurely walks and cycling. A nearby bus stop offers regular services, while commuters will appreciate excellent transport links via the North Devon Link Road to Exeter, Taunton and the M5 at Junction 27, as well as access to Tiverton Parkway mainline station. Tiverton is a thriving Mid Devon market town offering a wide range of shops, recreational and educational facilities, including the renowned Blundell's School.





Approx Gross Internal Area
113 sq m / 1213 sq ft



Ground Floor
Approx 78 sq m / 835 sq ft

First-Floor
Approx 35 sq m / 377 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.