



21 Southfield Way

21 Southfield Way, Tiverton, Devon EX16 5AL



Tiverton Town Centre 1 mile, M5 (J27)/Tiverton Parkway Station 8 miles, Exeter 15 miles.

A detached bungalow in need of modernisation with lovely gardens and rural views.

- Detached Bungalow
- 3 Bedrooms
- Quiet Location
- Front and Rear Gardens
- Potential to Extend and Improve
- Driveway and Garage
- Rural Views
- No Onward Chain

Guide Price £270,000

SITUATION

The property is situated in the popular market town of Tiverton, which offers a wide range of amenities including both private and state schooling, a leisure centre, hospital, banks, building societies and shops and supermarkets catering for a variety of needs.

There is easy access from Tiverton to the M5 at Junction 27, alongside which lies Tiverton Parkway Railway Station with an intercity link to London Paddington.

DESCRIPTION

21 Southfield Way is a detached bungalow requiring modernisation throughout, offering excellent potential for improvement and extension subject to the necessary planning permissions. The property benefits from front and rear gardens, with direct access to the surrounding woodland.

ACCOMMODATION

The spacious lounge benefits from a decorative fireplace and views over the rear garden to the countryside beyond. The kitchen is fitted with a range of wall and base units, with space for a cooker, washing machine, and under counter fridge and freezer. From the kitchen a door leads into the conservatory, a useful and versatile space with doors to the front and rear of the property.

The dining room/potential third bedroom overlooks the rear garden. There are two further double bedrooms, one of which benefits from built in storage. The family bathroom is fitted with a bath with shower over, hand basin and WC.

OUTSIDE

To the front of the property is an area of off road parking giving access to the attached single garage. The front garden is mainly laid to lawn. To the rear of the property, the garden is paved, with an area of lawn and a useful store. There is access from the rear garden directly onto the surrounding woodland.

SERVICES

All mains services are connected.

VIEWING

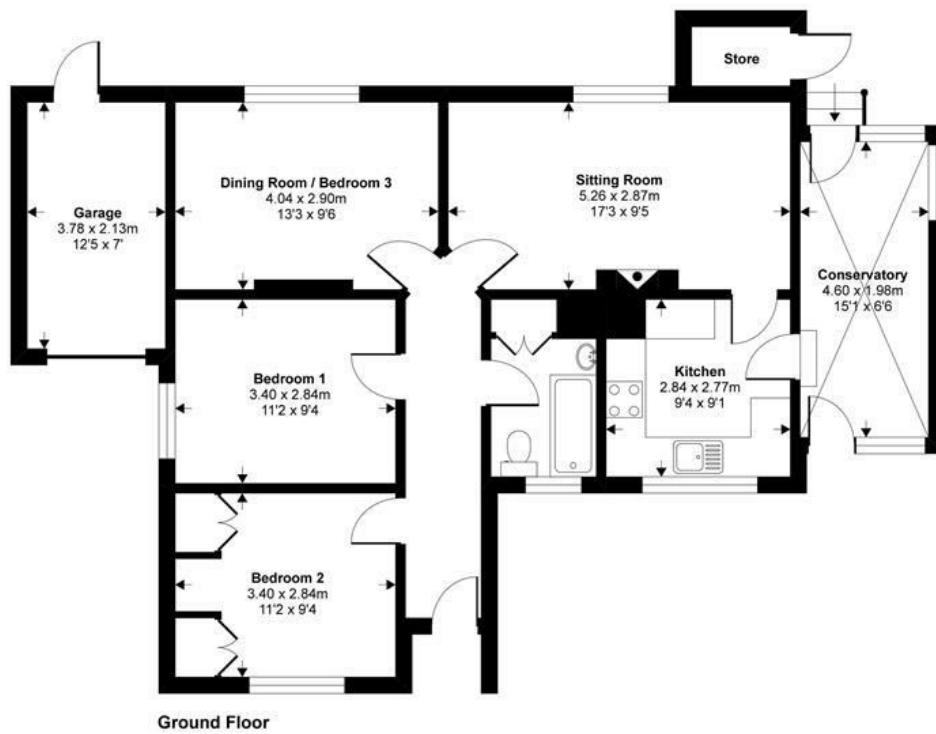
Strictly by appointment with the agents please.

DIRECTIONS

From Tiverton Hospital, turn right at the roundabout onto Kennedy Way. Continue over the River Exe and at the mini roundabout turn right onto Rackenford Road. Take the second left onto Longdrag Hill, and the the first left onto Patches Road. Turn right onto Southfield way and the property is on the right approximately halfway down the road.



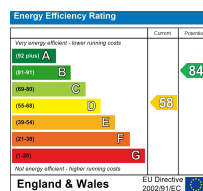
Approximate Area = 935 sq ft / 86.8 sq m (includes garage)
 Outbuilding = 15 sq ft / 1.4 sq m
 Total = 950 sq ft / 88.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 679761

These particulars are a guide only and should not be relied upon for any purpose.

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