



8 Fore Street, Tiverton, Devon, EX16 6LH

# seddon's



## 3 Cosway Road, Tiverton, Devon, EX16 6ER

### Guide Price £250,000

- NO ONWARD CHAIN!
- Kitchen
- Detached bungalow
- Garage and driveway
- 3 bedrooms
- Bathroom
- Garden
- Pinnex Moor area

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



## 3 Cosway Road, Devon EX16 6ER

Excellent opportunity to purchase this three bedroom detached bungalow offered with NO ONWARD CHAIN, situated within the popular Pinnex Moor area of Tiverton.



Council Tax Band: C



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A three-bedroom detached bungalow situated in the well-established and popular Pinnex Moor area.

The property offers practical single-level accommodation and presents a solid opportunity for a buyer looking to update and personalise to their own taste.

A driveway provides off-road parking, leading to a carport and single garage, offering useful additional storage.

The entrance hall gives access to all principal rooms and includes two built-in storage cupboards.

The kitchen is fitted with a range of wall and base units with space for appliances and a built-in oven. There is room for a small dining table, and the double-aspect windows allow for good natural light.

The sitting room is well-proportioned and enjoys a large front-facing window.

There are three bedrooms in total — two comfortable doubles and a single room which could also serve as a study. The family bathroom is fitted with a bath with a

shower over, WC and wash basin.

To the rear is an enclosed garden, mainly laid to lawn with areas of hardstanding, providing a manageable outdoor space with scope for improvement. The garden can be accessed via the side pathway or through the garage.

Pinnex Moor is a quiet residential area within walking distance of the town centre and served by a nearby bus route.

Services:  
Mains electricity, gas, water, and drainage.

Tenure:  
Freehold

Council Tax:  
Band C

Local Authority:  
Mid Devon District Council 01884 255255





## Directions

What3words - theme.kings.actor Google Maps  
Code - WG69+5R6 Tiverton

## Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

## EPC Rating:

C

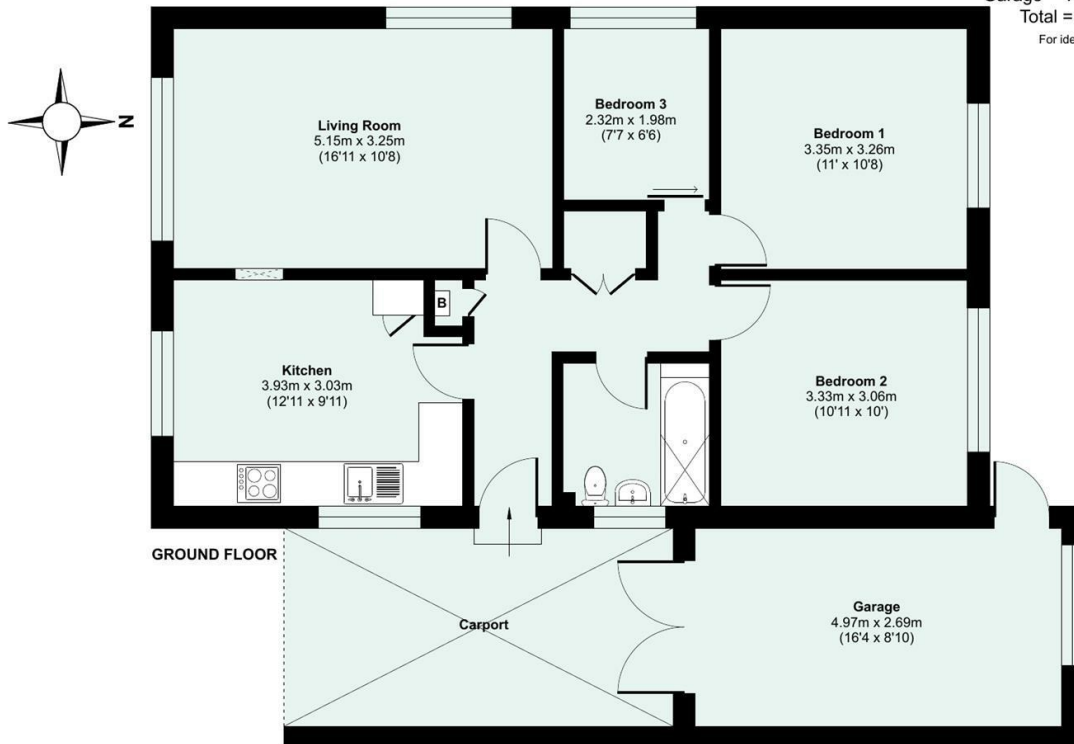
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 71                      | 79        |
| (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 |           |

Approximate Area = 751 sq ft / 69.7 sq m (excludes carport)

Garage = 144 sq ft / 13.3 sq m

Total = 895 sq ft / 83 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). © ncthem 2026. Produced for Seddon Estate Agents LLP. REF: 1422516

