



# seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



## 2 Churchill Road, Tiverton, EX16 5AN

### Asking Price £325,000

- 2 spacious double bedrooms
- Tastefully fitted modern kitchen
- South-facing private gardens
- Generous parking
- Viewing highly recommended
- Modern shower room with power shower
- Conservatory with utility space
- Large garage with power and storage
- Peaceful cul-de-sac location
- Previously a 3 bedroom property

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



## 2 Churchill Road, Tiverton EX16 5AN

A beautifully modernised two-bedroom detached bungalow occupying a peaceful cul-de-sac position with private south-facing gardens, far-reaching views, an impressive 31ft living/dining room, garage and level off-road parking.



Council Tax Band: D



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## Detached Bungalow with Exceptional South-Facing Gardens & Views

Occupying a pleasant corner position within a small cul-de-sac, this thoughtfully redesigned detached bungalow offers beautifully presented accommodation, generous parking and wonderfully private south-facing gardens enjoying far-reaching views towards Heathcoat Mill and the surrounding townscape.

Having undergone a comprehensive programme of modernisation, the property has been reconfigured to create a light and spacious home centred around an impressive 31ft open-plan living and dining room stretching across the rear of the property.

Large windows make the most of the sunny southerly aspect, allowing natural light to flood the room while framing the attractive outlook over the gardens.

The kitchen has been tastefully fitted with a range of modern cream units, generous worktop space and integrated appliances including a fridge and dishwasher, creating a practical and stylish space for everyday living.

A useful conservatory, currently utilised as a utility area, provides additional storage and laundry facilities whilst offering convenient access to both the front and rear gardens.

There are two comfortable double bedrooms, both served by an attractive contemporary shower room

featuring a large walk-in shower with power shower, complemented by quality tiling and modern fittings.

Outside, the gardens are a particular feature of the property. South-facing, enclosed and exceptionally private, they have been carefully designed to follow the sun throughout the day with lawns, established planting and two separate patio areas providing ideal spots for both morning coffee and evening entertaining.

Mature trees beyond the garden create a delightful backdrop whilst preserving the attractive views.

The property also benefits from a garage with power, lighting and useful roof storage together with level, off-road parking, making this an ideal home for those seeking comfortable single-storey living in a peaceful yet convenient location.

### Utilities

Mains gas, electric, water, and drainage

### Tenure

Freehold

### Council tax

Band D

### Local authority

Mid Devon District Council





## EPC Rating:

C

## Viewings

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

## Directions

What3words graceful.community.plump

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



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1422518

