

Asking Price £350,000



28 Bluebell Avenue, Tiverton, EX16 6SX

- 3 spacious double bedrooms
- Detached house in Tiverton
- Dressing room
- Main bedroom with large en-suite
- Modern L-shaped kitchen
- Solid roof conservatory
- Log burner in living room
- Ample parking for vehicles

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

28 Bluebell Avenue, Tiverton EX16 6SX

A larger than average three-bedroom detached home, thoughtfully extended to provide a superb main bedroom suite. With a modern kitchen opening into a year-round dining conservatory, generous living room with log burner, low-maintenance garden and excellent parking for several vehicles.



3



2



2



C

Council Tax Band: D

Positioned on a popular residential development on the edge of Tiverton, with convenient access towards the M5 and North Devon, this is a larger than average three-bedroom detached home which has been thoughtfully extended and adapted to provide plenty of flexible living space.

One of the immediate advantages is the parking. The paved frontage provides space for several vehicles, including room for a motorhome alongside two cars.

The former garage has been converted to create an additional and useful room, while retaining storage space, and leads through into the kitchen.

The modern white gloss kitchen is arranged in an L-shape with a good range of wall and base units, an electric oven and hob, integrated washing machine and inset microwave. It opens directly into the conservatory, which has been upgraded with a solid roof to create a much more usable year-round space and is currently arranged as the dining area.

From the kitchen, a doorway leads into the generous living room. Windows to both the front and rear bring in plenty of natural light, while a centrally positioned certified log burner provides a focal point to the room. A cloakroom completes the ground floor.

Upstairs are three double bedrooms. Two are positioned at the rear, overlooking the garden with no houses immediately behind, with one currently used as a home office.

The main bedroom is particularly spacious and forms part of the extension over the former garage. It leads into a separate dressing room before continuing into a large en-suite shower room with fitted vanity storage, wash basin and double shower. The dressing room provides valuable additional space and gives the upstairs layout further flexibility.

There is also a separate family bathroom with a bath and shower over, wash basin and WC.

Outside, the rear garden has been designed with ease of maintenance in mind, with a patio adjoining the house, artificial lawn and garden shed. The garden is enclosed by fencing, with a small wooded area beyond providing a pleasant degree of privacy.

Utilities
mains gas, electric, water, and drainage. certified log burner

Tenure
Freehold



Directions

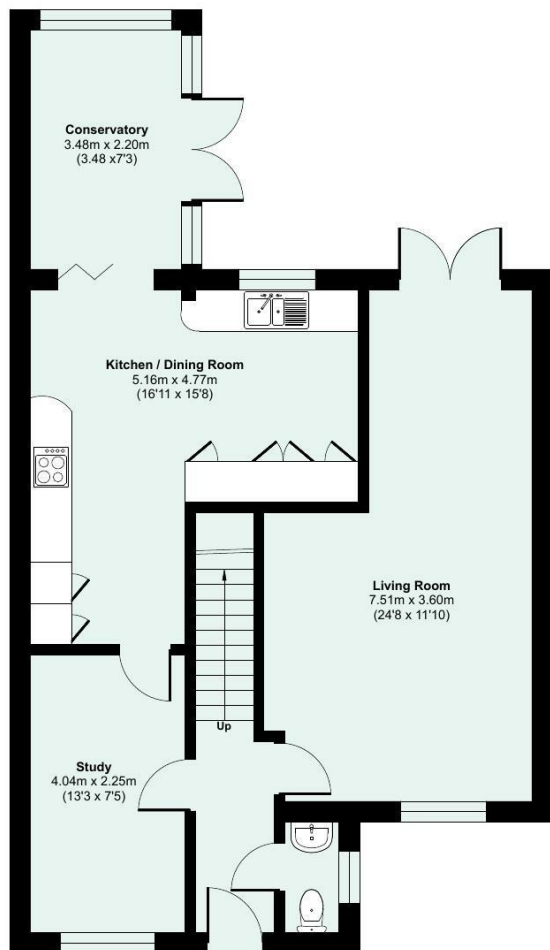
What3words - field.gums.chin

Viewings

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

EPC Rating: C

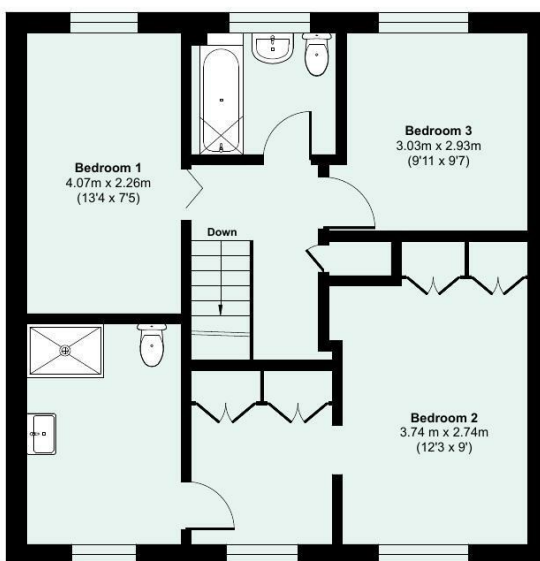
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR

Approximate Area = 1351 sq ft / 125.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Seddon Estate Agents LLP. REF: 1528423



[seddons.com](https://www.seddons.com)

Seddons is a trading name for both Seddon Estate Agents LLP (Company Number: OC302140) and Seddons Lettings Ltd (Company Number: 10248978). Registered in England. Registered Office: 8 Fore Street, Tiverton, Devon, EX16 6LH. Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey


seddons

Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.