8 Fore Street, Tiverton, Devon, EX16 6LH

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# Gartincaber Ash Thomas, Tiverton, Devon, EX16 4NT

## Asking Price £460,000

- Spacious detached bungalow
- Kitchen
- Village location
- Garage and parking
- Garden room
- 3 double bedrooms
- Shower room and ensuite bathroom
- Idyllic views
- Well maintained garden
- Utility area

# Gartincaber , Tiverton EX16 4NT

Nestled in the village of Ash Thomas, this delightful three-bedroom bungalow is beautifully positioned to make the most of its views and scenic surroundings, the property offers a peaceful lifestyle while retaining warmth and charm.

3 2 2 E Council Tax Band: E

Gartincaber is a charming three-bedroom bungalow, offering generous living space, situated in the peaceful, semi-rural village of Ash Thomas!

The property opens into a wide entrance hall with practical storage for coats and shoes. To the left, the main reception room features a large south facing window that fills the space with natural light, plus a wood-burning stove and exposed beams for added character.

A door leads through to the dining room, and from here into the kitchen and garden room. The kitchen is a generous, open-plan space with an island, Rayburn, and a traditional country feel. There is also a partially separate utility area and an additional dining space, with access to the garden from the utility.

The garden room is triple aspect, and offers flexibility for use, with patio doors opening onto the garden for easy access.

All rooms to the rear of the property benefit from attractive country views across open fields, providing a pleasant outlook throughout.
To the right of the property are three double bedrooms, each with built-in storage. The rear bedroom includes an en-suite bathroom with bath and shower. Along the hall, there's also a separate shower room with WC, hand basin, and heated towel rail.

Outside, the landscaped garden is beautifully maintained, featuring mature planting, vegetable patches, and fruit including blueberries and gooseberries. A summer house at the end of the garden and a greenhouse complete the outdoor space. There is driveway parking and a detached garage, with power.

Ash Thomas is a sought-after village offering a friendly community atmosphere and a village hall for local events. The location provides convenient access to the nearby market towns of Cullompton and Tiverton, both of which offer a wide range of amenities including supermarkets, leisure facilities, and schools. Tiverton is also home to the well-regarded Blundell's School.

The property is ideally positioned for commuters, with easy access to the M5 via junctions 27 and 28. Junction 27 also connects to Tiverton Parkway Station at Sampford Peverell, offering direct rail services to London Paddington in around two hours. Junction 28 provides quick road access to Exeter, which is approximately a 25-minute drive.

Tenure
Freehold

Services:
Mains electricity, water, Oil Fired Boiler, Private Drainage

Council Tax:
Band E

Mid Devon
District Council – 01884 255 255

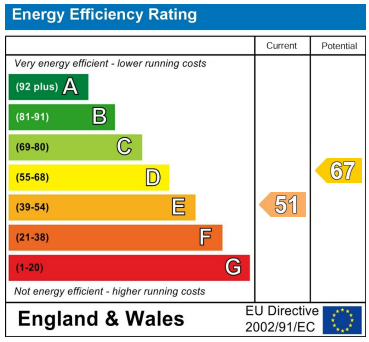
## Directions

What3Words: swordfish.chefs.scoop

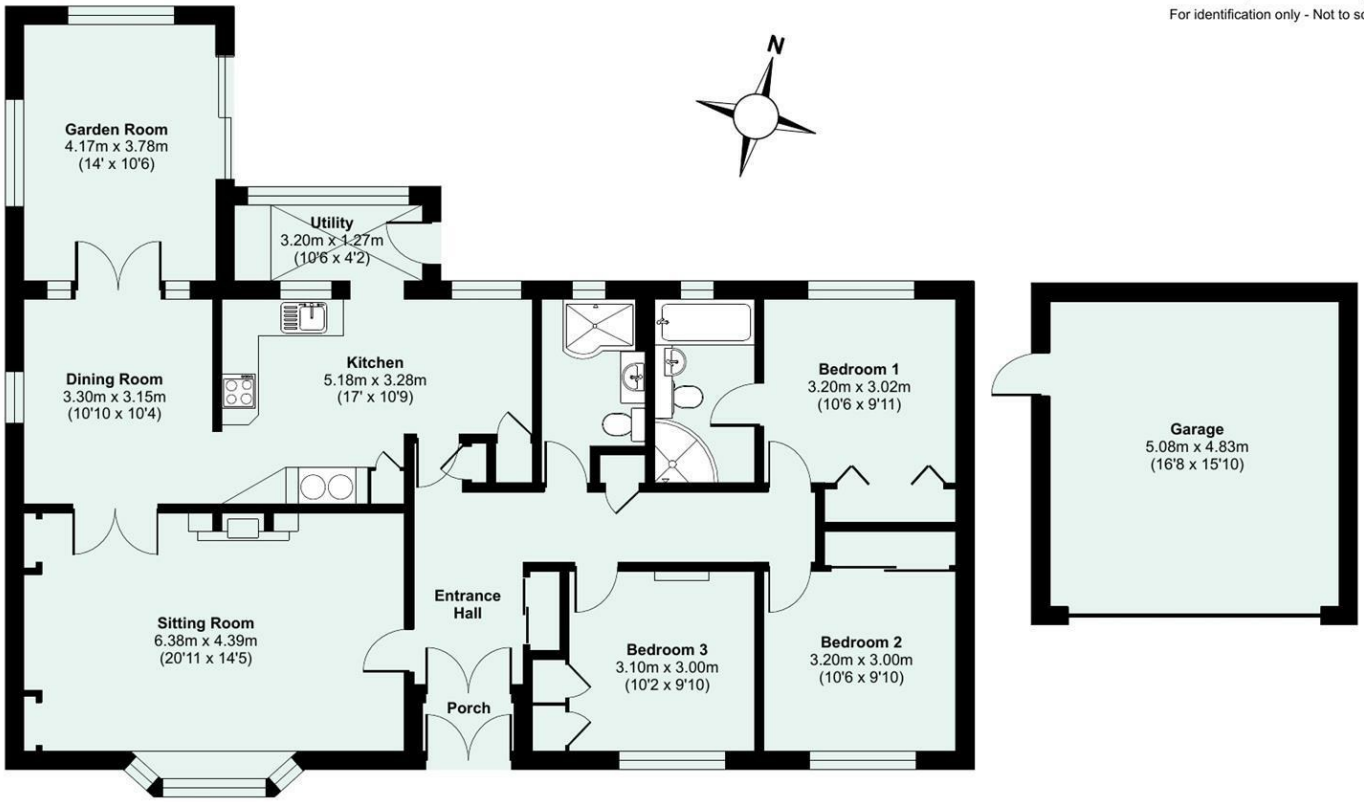
## Viewings

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

## EPC Rating: E



Approximate Area = 1485 sq ft / 137.9 sq m
Garage = 264 sq ft / 24.5 sq m
Total = 1749 sq ft / 162.4 sq m
For identification only - Not to scale




GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seddon Estate Agents LLP. REF: 1392888

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