

13 Churchill Road

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Tiverton, EX16 5AN

Tiverton Town Centre 0.7 Miles | M5/(J27) Tiverton Parkway Railway Station 7.8 Miles | Exeter 14.4 Miles

A well maintained detached three bedroom bungalow in a sought-after location, offered to the market with no onward chain.

- Detached Bungalow
- Three Double Bedrooms, Two Reception Rooms
- Driveway Parking
- Beautifully Presented
- Council Tax Band D
- Garage and Separate Workshop
- Stunning Garden with Covered Patio and Summer House
- Conveniently Located
- New Roof 2025, New Boiler 2024
- Freehold

Guide Price £325,000

DESCRIPTION
13 Churchill Road is a beautifully presented three-bedroom bungalow set in an elevated position with far reaching views just a short walk to Tiverton Town Centre. The property consists of three generous bedrooms, served by a family bathroom, two spacious reception rooms and a good-sized kitchen looking over the rear garden. The property has benefited from significant recent improvements, including a new roof in 2025 and a new gas boiler installed in 2024.

Externally the property benefits from a large, covered patio area, perfect for outdoor seating and entertaining. Up a few steps is a more traditional garden which is laid to lawn, bordered by mature plants and shrubbery with stunning views across the surrounding countryside. The garden also features a well built summer house, ideal for use as a hobby room, home office or additional storage as well as an integral garage and separate workshop.

SERVICES
Mains electricity, water, gas and drainage.
Ofcom predicted broadband services - Standard & Ultrafast
Ofcom predicted mobile coverage for voice and data: Internal – EE, Three (variable), O2 and Vodafone. External – EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council.

DIRECTIONS
What3Words: ///races.round.dozens
Google Drop Pin: https://maps.app.goo.gl/kzD7aDjoUiEWSwZy7















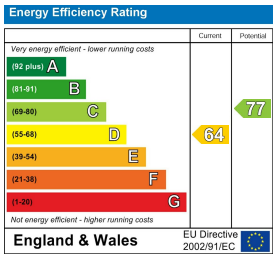




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



STAGS

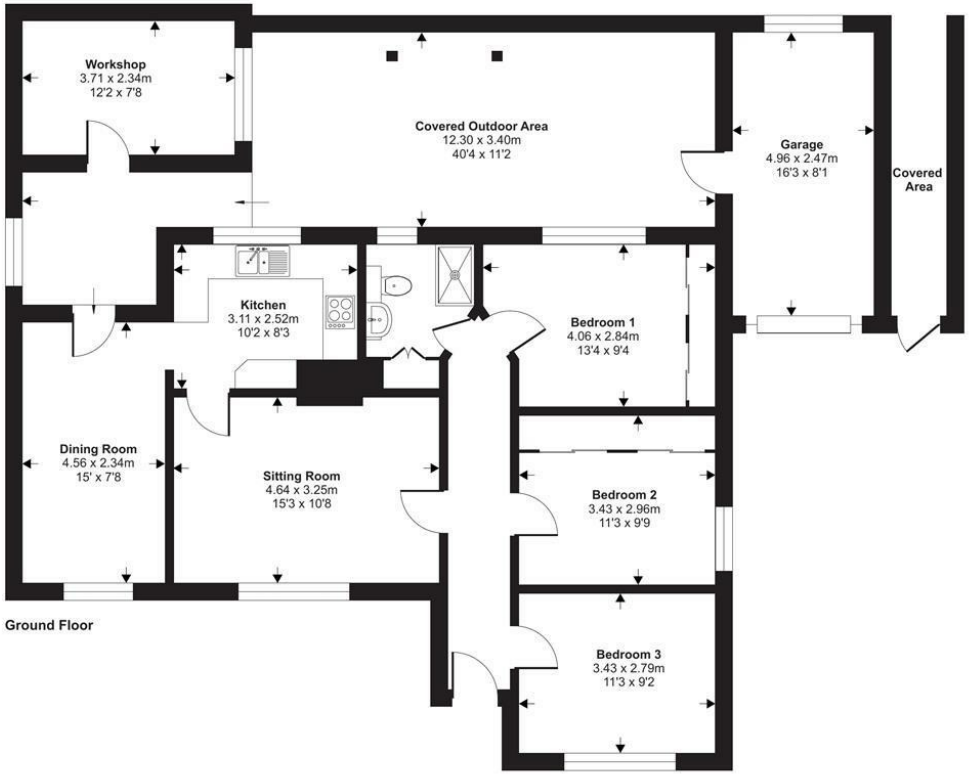


19 Bampton Street, Tiverton,
Devon, EX16 6AA

tiverton@stags.co.uk

01884 235705

Approximate Area = 867 sq ft / 80.5 sq m (excludes covered area's)
Garage = 132 sq ft / 12.2 sq m
Outbuilding = 93 sq ft / 8.6 sq m
Total = 1092 sq ft / 101.3 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). ©nichecom 2026. Produced for Stags. REF: 1471939