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1 Lime Tree Mead



M5 (J27)/ Tiverton Parkway Station: 6 Miles, Exeter: 15 Miles

A charming and beautifully presented family home which offers fantastic accommodation spread across two floors, with the possibility of creating a one-bedroom self-contained annexe.

- Converted double garage that could be utilised as a self-contained annexe
- Within walking distance of the Grand Western Canal.
- Beautifully maintained front and rear gardens.
- Picturesque countryside views.
- Spacious kitchen/dining room.
- Flexible accommodation
- Six bedrooms.
- Sought-after residential area.
- Council Tax Band E
- Freehold

Guide Price £535,000

### DESCRIPTION

A charming and beautifully presented family home called 1 Lime Tree Mead offers fantastic accommodation spread across two floors, with the possibility of creating a one-bedroom self-contained annexe. The property boasts a raised position, granting stunning views of the nearby countryside from the first floor.

### ACCOMMODATION

The ground floor consists of a versatile and well-lit reception space that currently functions as both a sitting and dining area, with pleasant views of the road and the countryside beyond. The kitchen comes equipped with an array of wall and base units, providing ample storage space, along with integral appliances, and a garden-facing window.

Additionally, there is a separate utility room and cloakroom, along with access to a ground floor bedroom featuring an ensuite. This area could easily serve as a self-contained annexe, if needed.

The first floor comprises four double bedrooms, with the master bedroom offering delightful views to the front of the property. Moreover, there is an optional sixth bedroom or study, and a convenient airing cupboard for additional storage. The family bathroom features both a separate shower and bath, as well as a sink and WC.

### OUTSIDE

To the front of the property is parking for multiple cars. The garden continues from the front, with a side path around to the side and rear. There is a generous sized conservatory in the rear garden which opens onto a spacious patio

seating area, with steps leading up to a second patio area running along the length of the rear boundary, which benefits from views over towards Knightshayes.

### SERVICES

Mains electric, water and drainage. Gas central heating. PV roof panels.

### VIEWINGS

Strictly by appointment with the agents please. Stags 01884 235705

### DIRECTIONS

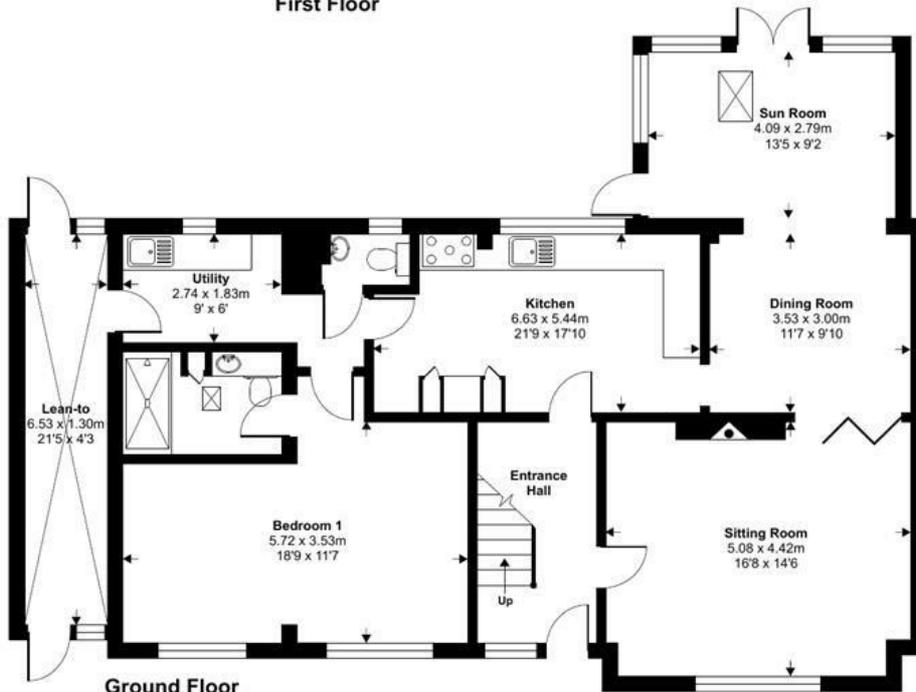
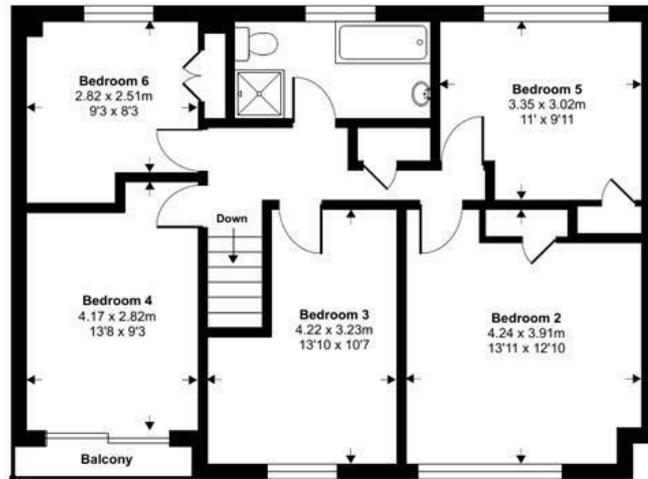
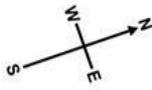
From Blundell's School, continue out of Tiverton towards Halberton and turn right into Tidcombe Lane. Continue up the hill for three quarters of a mile and turn right into Lime Tree Mead. Continue straight, where the property can be found at the end of the road.

what3words: ///blocks.songs.window



Approximate Area = 1922 sq ft / 178.6 sq m (excludes lean-to)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2023. Produced for Stags. REF: 968336

These particulars are a guide only and should not be relied upon for any purpose.

19 Bampton Street, Tiverton, Devon, EX16 6AA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-101)		
B (81-91)			
C (69-80)		73	74
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EPC Directive 2002/91/EC

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