



7, Coleman Close







# 7, Coleman Close

Tiverton, , EX16 4QE

Town Centre 1.5 Miles | M5 J27/ Tiverton Parkway 5.5 Miles | Exeter 22 Miles

An attractive Grade II Listed house, built in 2008 and ideally placed near to Blundells School & bordering open space. In all approximately 0.5 acres.

- 4/5 Bedrooms. 3 Bathrooms
- Large Kitchen/ Dining Room
- Double Garage & Ample Parking
- Grade II Listed
- Council Tax Band E
- 2/3 Reception Rooms
- Near to Blundells School
- In all Approximately 0.5 Acres
- M5 J27/ Tiverton Parkway 5.5 Miles
- Freehold

Guide Price £775,000

## Stags Tiverton

19 Bampton Street, Tiverton, Devon, EX16 6AA

01884 235705 | [tiverton@stags.co.uk](mailto:tiverton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



## SITUATION

Tucked away at the bottom of the close and a stone's throw away from Blundells School, the property lies in a highly convenient location backing onto open space. Tiverton town centre is within 1.5 miles offering a variety of amenities to include a district hospital, health centres, veterinary practices and a variety of supermarkets. Alongside the M5 (J27), 5.5 miles, lies Tiverton Parkway station, both providing excellent transport links to the wider county and beyond, whilst situated directly to the south, approximately 22 miles, is the cathedral city of Exeter providing a more extensive range of facilities to meet all needs, including an international airport.

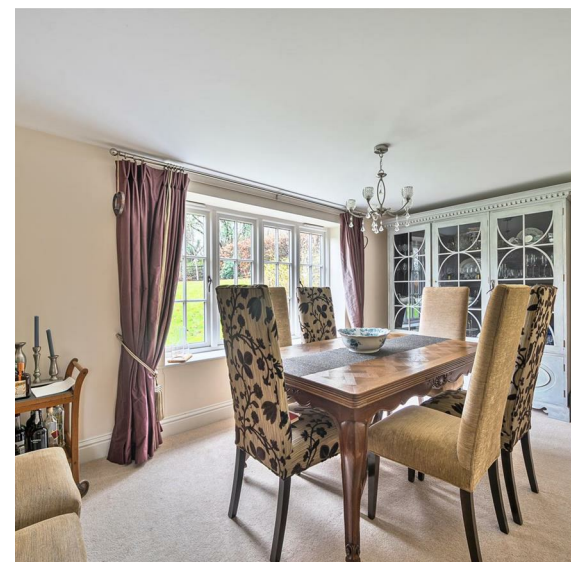
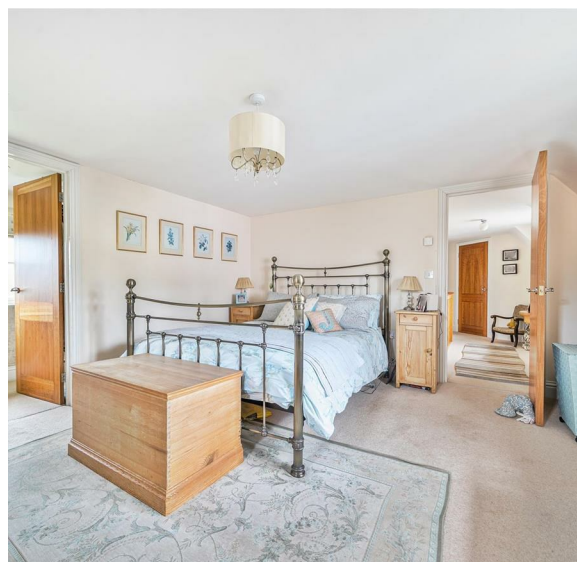
## DESCRIPTION

Built in 2008, this charming Grade II Listed, stone faced cottage sits under a part-thatched, part-slate roof. Offering an open-plan kitchen/ dining room, multiple reception rooms and four bedrooms, this is a true family home in a superb location. The property is beautifully maintained and presented benefitting from gas fired underfloor heating throughout. The ground floor accommodation is flexible with 3 reception rooms allowing for a ground floor occasional or guest bedroom, or even a home office/consulting room.

## ACCOMMODATION

From under the covered canopy, the front door opens into the spacious central hall, providing access to the majority of the principal ground floor rooms, as well as a cloakroom with WC. The L-shaped, triple aspect, kitchen/dining room is situated to the western end of the property providing generous provision of fitted wall and base mounted cupboards and large island unit, along with integral appliances including an inset range cooker with brick surround. A door gives access to the graveled seating area and rear garden beyond. The family room sits centrally to the rear of the property, with the spacious lounge lying at the end of the entrance hall. The lounge offers double doors to the garden, perfect for summer months, as well as an inset wood-burner for the colder months. Beyond is an additional reception room or bedroom 5, dependent on family needs, offering fitted storage.

Stairs rise to the first-floor landing giving access to the four double bedrooms and family bathroom. Bedrooms 1 & 2 both benefit from ensuite bathrooms. Bedroom four is currently used as a spacious walk-in wardrobe with fitted storage units.





## OUTSIDE

The property is approached through timber gates, on to a spacious graveled driveway with parking for multiple vehicles, as well as giving access to the double garage with twin up and over doors and power/light connected.

To the rear of the property a paved pathway leads around the property with a graveled area providing a delightful seating space. Beyond is an extensive garden, mainly lawn, bordered with mature hedging and trees. The north west boundary edged by the River Lowman. Over all the property extends to 0.5 acres.

## SERVICES

Mains electricity, gas and water. Mains drainage via collection tank and pump.

Underfloor gas central heating.

Ofcom predicted broadband services – Standard & Ultrafast broadband available.

Ofcom predicted mobile coverage: Internal (Variable) – EE. External - EE, Three, O2 & Vodafone.

Local Authority: Mid Devon Council. Tiverton (Blundell's) Conservation Area.

## AGENTS NOTE

Each property within Coleman Close makes an annual payment £100 for the maintenance, repairs and upkeep of the shared access road. The Coleman Close Residents Committee is made up of its property owners - 7 directors in total.

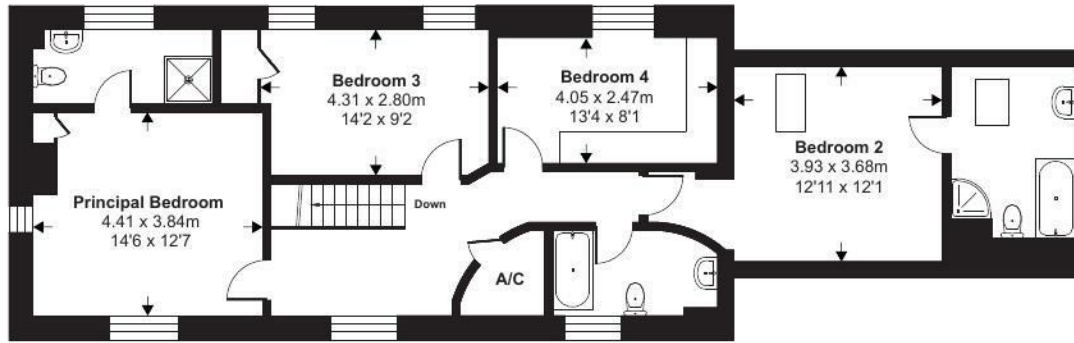
## VIEWINGS

Strictly through the agents Stags Tiverton.

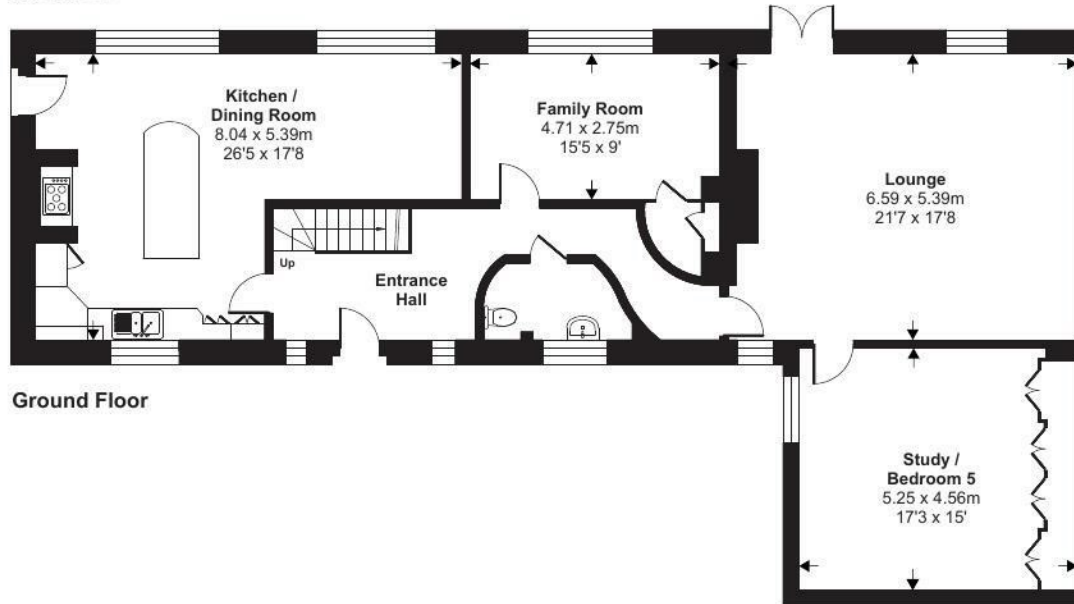
## DIRECTIONS

From Tiverton town centre head in an easterly direction towards Halberton and Sampford Peverell. Continue passed Blundell's School and turn left into Gornhay Orchard. Proceed to the end of the lane where 7 Coleman Close will be found through the double gates on the right-hand side.



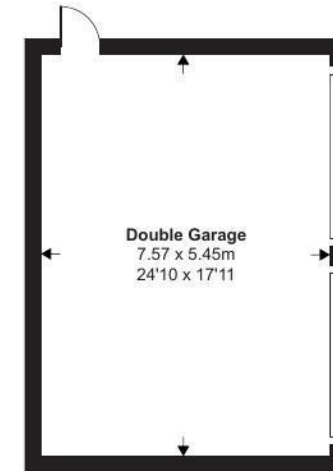


First Floor



Ground Floor

Approximate Area = 2409 sq ft / 223.8 sq m  
Garage = 444 sq ft / 41.2 sq m  
Total = 2853 sq ft / 265 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). © nitchecom 2026. Produced for Stags. REF: 1402006



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	



