



Fairmead



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42 Post Hill, Tiverton, EX16 4ND

Tiverton Town Centre 1.5 miles | M5 (J27)/ Tiverton Parkway Station 5 miles | Exeter 15 miles

A detached, three-bedroom, bungalow offering spacious accommodation and large level garden. In all the whole extends to 0.39 acres.

- Large Detached Bungalow
- Three Reception Rooms
- Workshop & Garage
- Private 0.39 Acre Plot
- Council Tax Band F
- Three Bedrooms
- Spacious Level Lawn
- Drive with Off-Road Parking
- Extremely Convenient Location
- Freehold

Guide Price £650,000

A substantial detached bungalow, nestled within 0.39 acres, offering spacious single storey accommodation with three bedrooms, three reception rooms, large garden with workshop, garage and off-road parking.

SERVICES

Mains electricity, water, gas and drainage. Gas Central Heating.
Ofcom predicted broadband services - Standard: Download 7Mbps, Upload 0.8Mbps. Superfast: Download 80Mbps, Upload 20Mbps.
Ofcom predicted mobile coverage for voice and data: Internal (Limited) - EE, Three, O2 and Vodafone. External – EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council.

DIRECTIONS

From M5 (Junction 27) proceed west bound on the North Devon Link Road (A361). Take the second exit, signposted Post Hill and upon reaching the roundabout, take the first exit. At the crossroads, turn Left. After approximately 0.5 miles, the property can be found on the left-hand side.





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
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

19 Bampton Street, Tiverton,
Devon, EX16 6AA

tiverton@stags.co.uk
01884 235705

Approximate Area = 1539 sq ft / 142.9 sq m
 Garage = 168 sq ft / 15.6 sq m
 Outbuilding = 209 sq ft / 19.4 sq m
 Total = 1916 sq ft / 177.9 sq m

For identification only - Not to scale

Garage
5.63 x 2.78m
18'6" x 9'1"

Workshop
4.72 x 4.11m
15'6" x 13'6"

Outbuilding

Study
3.08 x 1.56m
10'1" x 5'1"

Dining Room
4.44 x 3.68m
14'7" x 12'1"

Bedroom 3
3.17 x 3.04m
10'5" x 10'

Bedroom 2
4.10 x 3.79m
13'5" x 12'5"

Utility
3.11 x 2.53m
10'2" x 8'4"

Bedroom 1
4.56 x 4.27m
15' x 14'

Kitchen
5.17 x 3.63m
17' x 11'11"

Sitting Room
5.73 x 4.43m
18'10" x 14'6"

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1271326