



Redlands

Redlands, Church Path, Halberton, Tiverton, Devon, EX16 7AR



Tiverton 3 miles, M5 (J27)/Tiverton
Parkway Station 3 miles, Exeter 18 miles.

A detached bungalow set
within a large plot in a
sought after village location.

- Individual Detached Bungalow
- In Need Of Modernisation
- Sought After Village Location
- 3 Bedrooms
- Beautiful Gardens
- Driveway and Garage
- Large Plot of 0.28 Acres
- Rural Views

Guide Price £475,000



SITUATION

The property is set in a quiet location within the popular village of Halberton. The village has an active community with a primary school, church, pub, popular farm shop and a wide variety of local clubs. Near to the village is the Grand Western Canal, with its tow path offering lovely walks.

The nearby market town of Tiverton offers a wider range of amenities including Blundell's School. Tiverton Golf Club is about a mile and a half from the property. Also nearby is Junction 27 of the M5, alongside which is Tiverton Parkway Railway Station. Exeter and Taunton are both within easy driving distance.

DESCRIPTION

Redlands is an individually designed bungalow, offered to the open market for the first time since construction. Set within beautifully presented gardens, the property benefits from a large garage and ample storage. The property requires modernisation throughout, with scope to extend subject to the necessary planning consents.

ACCOMMODATION

On entering the property, the hallway gives access to the principal rooms and benefits from a storage cupboard. The spacious sitting room overlooks the gardens to the front of the property and benefits from a feature fireplace with open fire. The kitchen overlooks the rear gardens and is fitted with a range of wall and base units with space and plumbing for appliances. Adjoining the kitchen, the dining room has double doors opening to the front of the property, as well as access to the rear gardens and the cloakroom. There is also an external utility room.

The property benefits from two large double bedrooms and a further single bedroom,

with the principal bedroom benefitting from large built in storage space and views to the front. The shower room is fitted with a wash hand basin, WC and large walk in shower cubicle.

OUTSIDE

The property sits within 0.28 acres of grounds and is approached along a private shared drive, leading to its own private driveway. To the front there is ample parking for multiple vehicles, as well as access to the large garage and adjoining store.

The gardens are a particular feature of this property, being mainly laid to lawn with established shrubs, trees and flower borders. There are also areas of paved patio.

SERVICES

All mains services are connected. Gas central heating. A new gas boiler was fitted in November 2020.

VIEWING

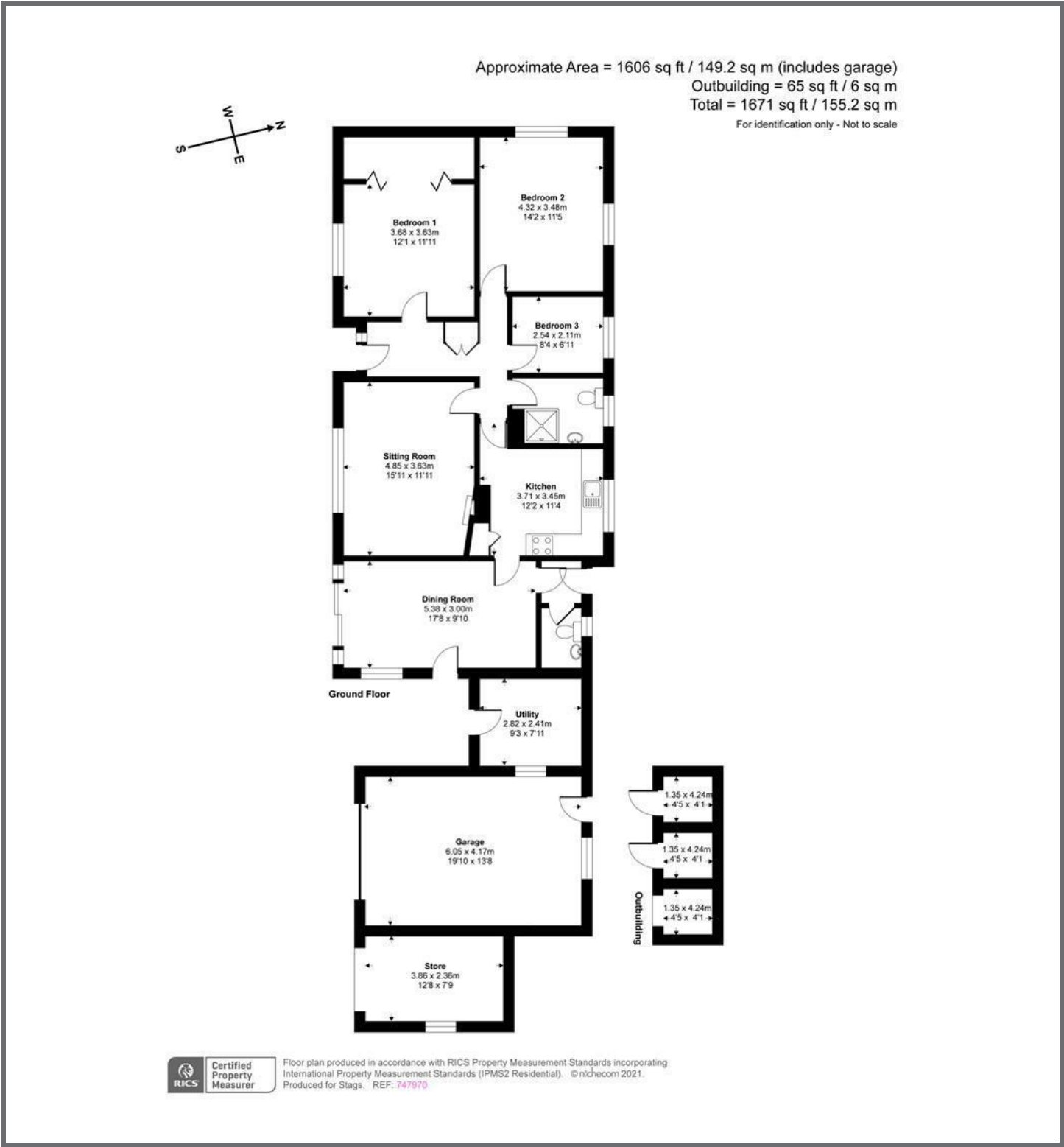
Strictly by appointment with the agents please.

DIRECTIONS

From Tiverton, leave the town on Blundell's Road, following signs to Halberton. Continue past Blundell's School and Tiverton Golf Club. Cross over the canal bridge and turn right just before entering the village of Halberton. Take the first left into Church Path and then turn immediately right onto Corner Lane. Follow the road around to the left and the property will be found on the left hand side just after the playing field.

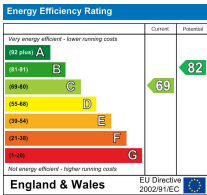


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These particulars are a guide only and should not be relied upon for any purpose.

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