



Homelea



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Puddington, Tiverton, EX16 8LW

Witheridge 3 Miles | Tiverton 9 Miles | M5 J27/ Tiverton
Parkway 16 Miles

A spacious detached bungalow, modernised, extended and improved over recent years offering glorious grounds, ample parking and useful outbuildings, in all 0.47 acres.

- Modernised Detached Bungalow
- 0.47 Acres in All
- Three Bedrooms. Three Bathrooms
- Stylish Modern Kitchen/ Dining Room
- Large Drive & Garage/ Workshop
- Large Lounge with Bi-Fold Doors
- Beautifully Maintained Grounds
- Tiverton 9 Miles
- Council Tax Band C
- Freehold

Guide Price £600,000

SITUATION

Puddington is a charming village, surrounded by beautiful countryside with rolling green fields. The village itself has a village hall and church. The larger villages of Morchard Bishop and Witheridge are both nearby and offer a range of amenities including primary schools, churches, shops, public houses and restaurants, doctors' surgery, vets and sports clubs.

The market town of Tiverton is 9 miles distant and provides a comprehensive range of shopping and recreational facilities alongside both public and state schooling. There is access to the M5 at Junction 27, alongside which lies Tiverton Parkway Station, which are both around 16 miles.

DESCRIPTION

This detached bungalow has been subject to a large extension and refurbishment program in recent years and now provides a very spacious and stylish contemporary home. Features include a refitted kitchen, refitted bathrooms, partial underfloor heating and bi-fold doors opening to a large deck.

Externally, the property benefits from a large recently built garage/ workshop, spacious driveway with parking for multiple vehicles, as well as mature garden and ground on three sides.



ACCOMMODATION

An enclosed entrance porch leads to the central hall. From here, double doors open to the well-proportioned kitchen/dining room fitted with stylish contemporary units and integrated appliances. The spacious, triple aspect, lounge offers a bright and airy room with large wood burning stove and slate hearth perfect for cosy winter evening, and two sets of bifold doors opening onto the south facing decking, making the most of the summer and autumn sun. A useful utility room is located off the main hall, with well fitted wall and base units offering further space for appliances as well as a wash basin and WC. The rear hallway gives access to all three bedrooms, two of which benefit from en suite shower rooms and fitted wardrobes. The family bathroom comprises of a bath with shower over, wash basin and WC.

OUTSIDE

The gated and spacious driveway leads up to and continues to the side the property, offering ample space for numerous vehicles which could include caravans, motorhomes, boats etc. A large garage with roller door and personnel door, provides garaging and workshop space, with secure storage to the rear.

Surrounding the property are the beautifully maintained landscaped grounds with perennials, mature shrubs and trees. To the rear is a wonderful kitchen garden with raised beds, greenhouse and fruit trees. The south side of the property features a raised deck, providing the perfect area for outdoor dining and entertaining.

SERVICES

Mains electricity, water and drainage. Oil Fired Central Heating.
PV Panels & EV Charging Point.

Ofcom predicted broadband services - Standard: Download 6Mbps, Upload 0.7Mbps. Ultrafast: Download 900Mbps, Upload 900Mbps.
Ofcom predicted mobile coverage for voice and data: Internal (Limited) - EE, Three and O2. External – EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council. Puddington Conservation Area.

VIEWING

Strictly by appointment with the agents please.

DIRECTIONS

From Tiverton, proceed on the B3137 towards Witheridge for 5.6 miles, passing through the village of Witleigh. After rising up Cruwys Morchard Hill, through the woods, take the second left at peak cross and remain on this road for approximately 3 miles. After entering Puddington, the road bears right at Puddington Cross, turn left here and continue for 100 yards, passing the village hall, after which Homelea will be on the right-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.



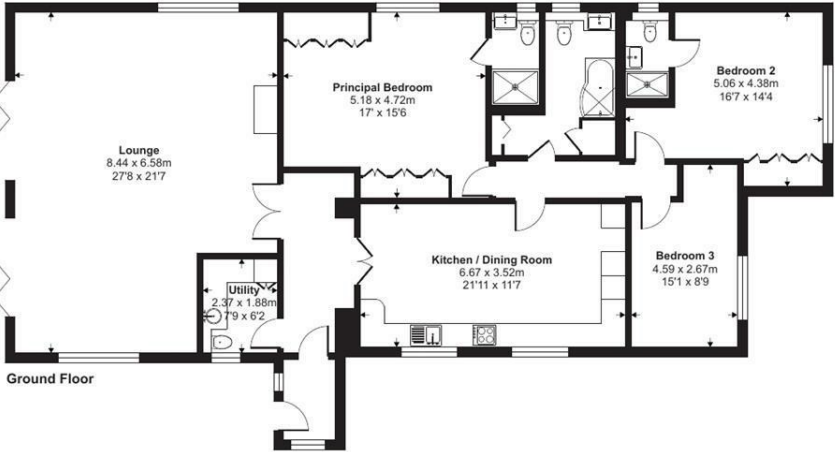
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 1793 sq ft / 166.5 sq m
Garage = 540 sq ft / 23.4 sq m
Total = 2333 sq ft / 216.7 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). © nichiocom 2025. Produced for Stags. REF: 1280300