



**2 Hill View, Tiverton, Devon EX16 9JD**  
**£475,000**

**Welden**  
**Edwards**  
*Supporting your every move*

*Set within more than half an acre of exquisite gardens, this semi-detached rural home boasts breath-taking views of the picturesque Devonshire countryside, situated just outside the charming village of Oakford.*



## Description

Nestled in a charming rural setting, this delightful two-bedroom home offers remarkable potential for extension, allowing you to craft your ideal residence (subject to planning approval).

Entering the property, you'll find a practical entrance porch for convenient shoe and coat storage, leading into a welcoming hallway. To your left, the spacious dining room provides ample space for a large dining table and features a cozy log burner, perfect for those intimate evenings at home. Enhanced by fitted furniture alongside the chimney and an under-stairs cupboard, this area offers excellent additional storage. An archway connects to the kitchen, which is designed with a blend of modern aesthetics and traditional charm. The kitchen is equipped with a selection of fitted wall and base units, a central island, sleek black granite worktops, brass fixtures, and a Belfast sink that perfectly complements the creamy cabinetry. The triple-aspect windows flood the room with natural light, with the dining room window framing breathtaking views of the surrounding countryside. Adjacent to the kitchen, a practical utility area houses the LPG boiler and plumbing for a washing machine, leading into further utility space. Completing the ground floor, the inviting lounge, equipped with its own log burner, offers the same picturesque views as the dining room.

Upstairs, you'll discover two generously sized bedrooms. The master bedroom boasts a large storage cupboard and a sash window offering stunning vistas over the village, while the second bedroom also shines with beautiful views across the fields. Finishing this level is a newly fitted shower room featuring a stylish shower cubicle, hand basin, and WC.

The magnificent, versatile gardens are a true paradise for gardening enthusiasts! Predominantly laid to lawn and bordered by mature shrubs and trees, the outdoor space also includes a vegetable patch and a chicken coop, allowing you to embrace country living to the fullest. There are several inviting spots for enjoying a morning coffee while soaking in the spectacular views. Additionally, the workshop is fully outfitted with a workbench and electricity, complemented by an extra storage shed and a greenhouse—offering everything you need for your gardening pursuits.

## Services, Council Tax & Tenure

Mains electric and water, LPG gas heating and private drainage

Council tax band C

Freehold

Ofcom Approx Broadband Speeds:

Standard 16 Mbps

Superfast 32 Mbps

Ofcom Approx Mobile Service: EE & Three - Likely

O2 & Vodafone- Limited

## Oxford

Oxford lies within the beautiful Devonshire country side and is approximately ten miles North-west of the market town of Tiverton which offers a range of local amenities and shopping facilities, as well as access to the North Devon Link Road (A361) leading to the junction 27 of the M5. The small country town of Bampton is approx. four miles from Oxford, with many independent shops including a butcher and bakery plus a convenience store and a post office.

## Sales enquiries

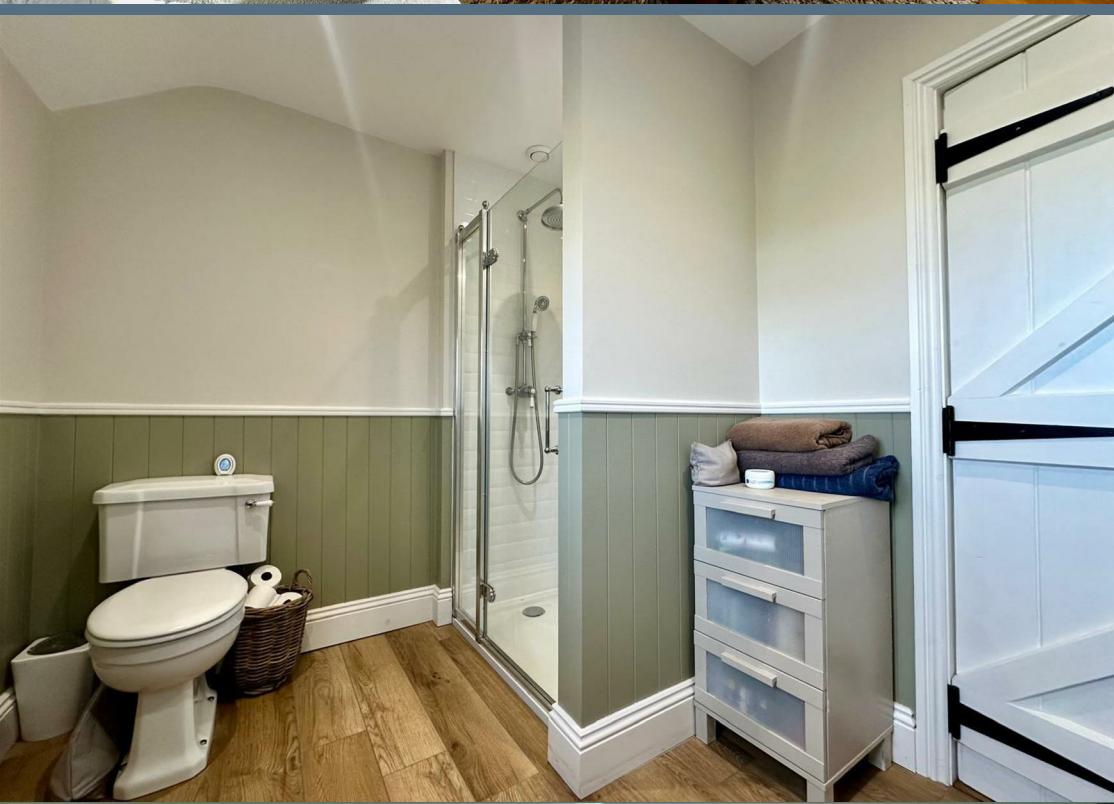
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

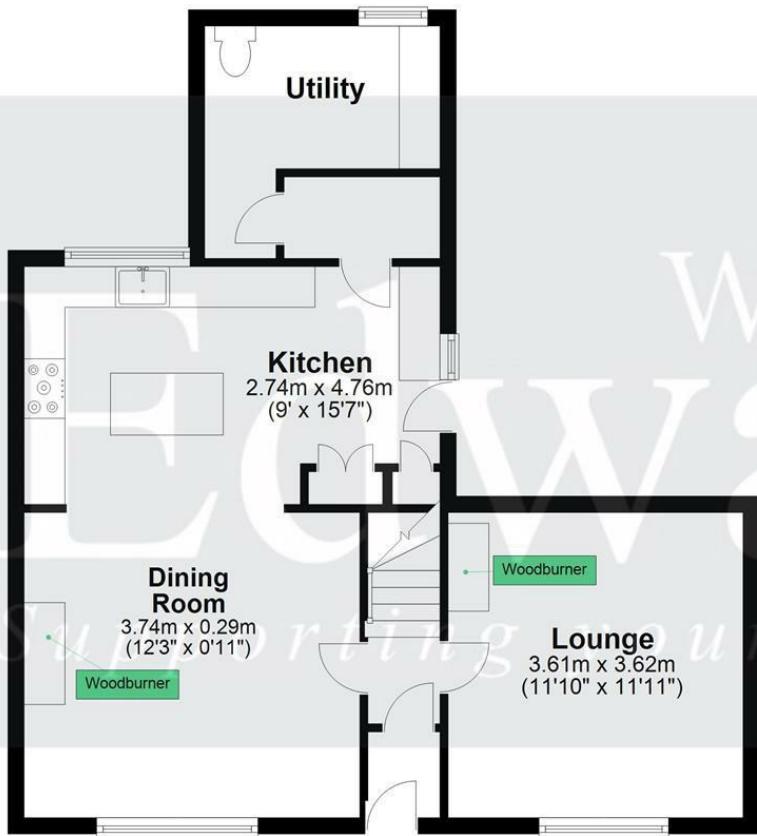
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



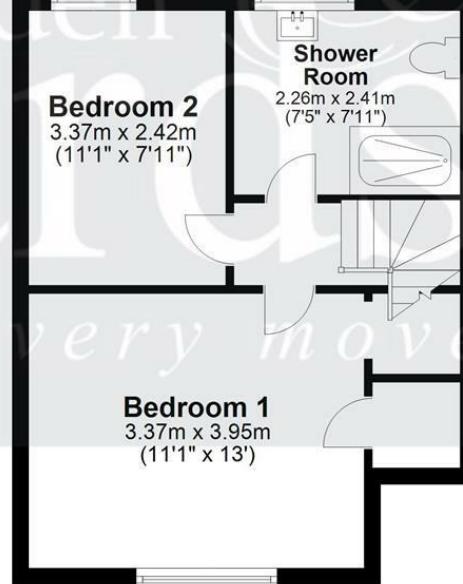




## Ground Floor



## First Floor



Total area: approx. 73.7 sq. metres (793.2 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.

