

8 Fore Street, Tiverton, Devon, EX16 6LH



9 Church Close, Puddington, Tiverton, Devon, EX16 8PJ

Asking Price £425,000

- Fully Renovated Home
- Outstanding School Catchment
- Bifold Garden Extension
- Countryside Outlook
- Driveway & Garage
- Desirable Village Setting
- Contemporary Shaker Kitchen
- Flexible Living Layout
- Landscaped Low-Maintenance Garden
- Move-In Ready

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



9 Church Close, Tiverton EX16 8PJ

An outstanding, fully renovated family home set in the heart of Puddington, combining contemporary finishes, a stunning shaker kitchen and landscaped gardens with far-reaching countryside views and sought-after school catchment.



Council Tax Band: D



LongDescription

A beautifully renovated family home set within the charming village of Puddington, approximately nine miles from Tiverton and within the catchment area for Chulmleigh Community College (with transport provided).

The property has been thoughtfully and extensively improved by the current owners, creating a stylish and move-in ready home.

The heart of the house is a superb shaker-style kitchen finished in light grey and navy, complete with fully integrated appliances, induction hob, double oven, dishwasher and under-counter fridge and freezer.

A double-door wine cooler is installed and available by separate negotiation.

The ground floor offers versatile living space, with the lounge able to remain open plan or be separated via pocket doors for a more private setting.

A gable-ended extension with a solid roof and bifold doors provides a bright additional reception area overlooking the garden.

There is also a downstairs WC and internal access to the garage, which benefits from power, lighting, plumbing for a washing machine and houses the oil-fired boiler.

Upstairs, the principal bedroom enjoys south-facing views, fitted wardrobes and a recently added ensuite shower room.

Bedroom two is a generous double with dual-aspect countryside views, while two further well-proportioned bedrooms to the rear also enjoy far-reaching outlooks.

The family bathroom has been fully refitted with a vanity unit, WC and thermostatic shower.

Externally, the property offers driveway parking for two vehicles leading to the garage, with mature planting to the front.

The landscaped rear garden has been designed for ease of maintenance and summer enjoyment, featuring a spacious patio, corner summerhouse, artificial lawn and planted borders.

A block-built shed with power and lighting provides additional storage.

Tenure - Freehold

Services - Mains Electric, water and drainage. Oil fired central heating.

Local Authority - MDDC 01884 255255



Directions

What3words - supporter.raven.clinic Google Maps Code - V8MQ+GR5 Tiverton

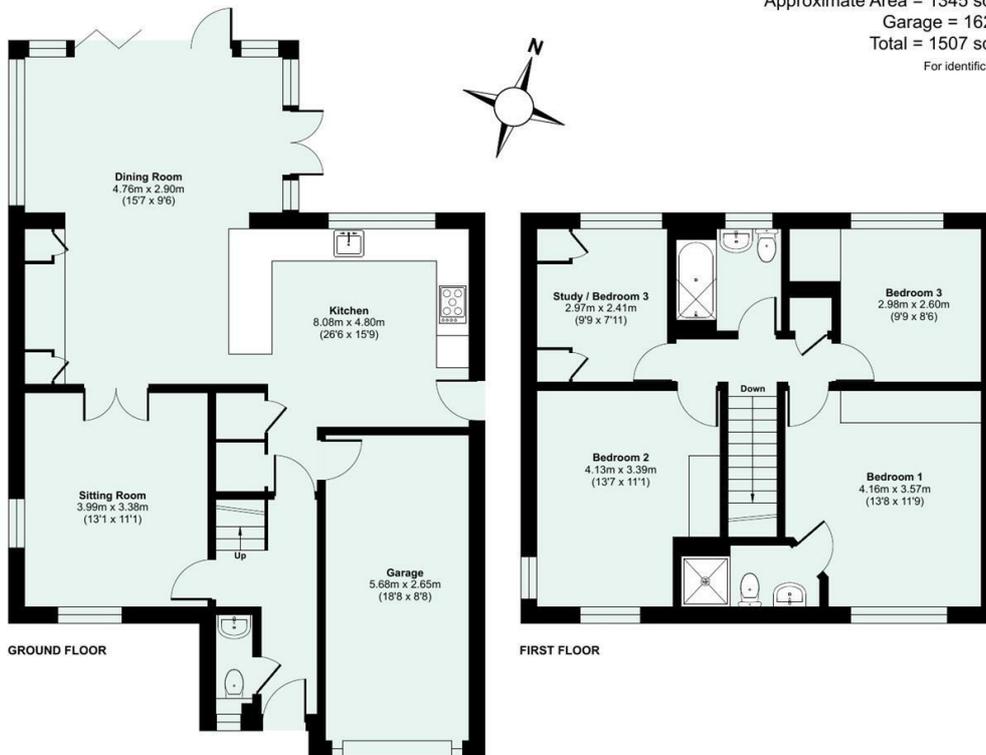
Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

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	

Approximate Area = 1345 sq ft / 124.9 sq m
 Garage = 162 sq ft / 15 sq m
 Total = 1507 sq ft / 139.9 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). © ncthem 2026. Produced for Seddon Estate Agents LLP. REF: 1410555

