



seddon's

8 Fore Street, Tiverton, Devon, EX16 6LH



65 Pethertons, Halberton, Tiverton, Devon, EX16 7BD

Asking Price £269,950

- Village location
- Three bedrooms
- Sitting dining
- Rear garden
- Well cared
- Canal nearby
- Conservatory
- Front garden
- Garage parking
- Established home

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



65 Pethertons, Tiverton EX16 7BD

Situated on the edge of the village and within walking distance of the Grand Western Canal, this 3 bedroom house is well presented with gardens, garage and parking.



Council Tax Band: B



LongDescription

Built in the 1970s and having had just two owners from new, this spacious three bedroom home has been well cared for and offers comfortable accommodation in a popular village setting. Situated on the edge of the village and within walking distance of the Grand Western Canal, the property enjoys easy access to the surrounding countryside.

The accommodation is well proportioned and presented throughout. The entrance hall provides access to the cloakroom and stairs to the first floor. The kitchen is fitted with a range of wall and base units, integrated oven with hob, and space for a dishwasher. A door leads to a the rear porch and utility room with power and plumbing for a washing machine and dryer.

The double aspect sitting/dining room is a particularly light space with a feature fireplace and a door opening into the conservatory overlooking the front garden.

On the first floor there are three bedrooms, two comfortable doubles and a good size single, all with built-in wardrobes. The bathroom is fitted with a modern white suite. There is also an airing cupboard.

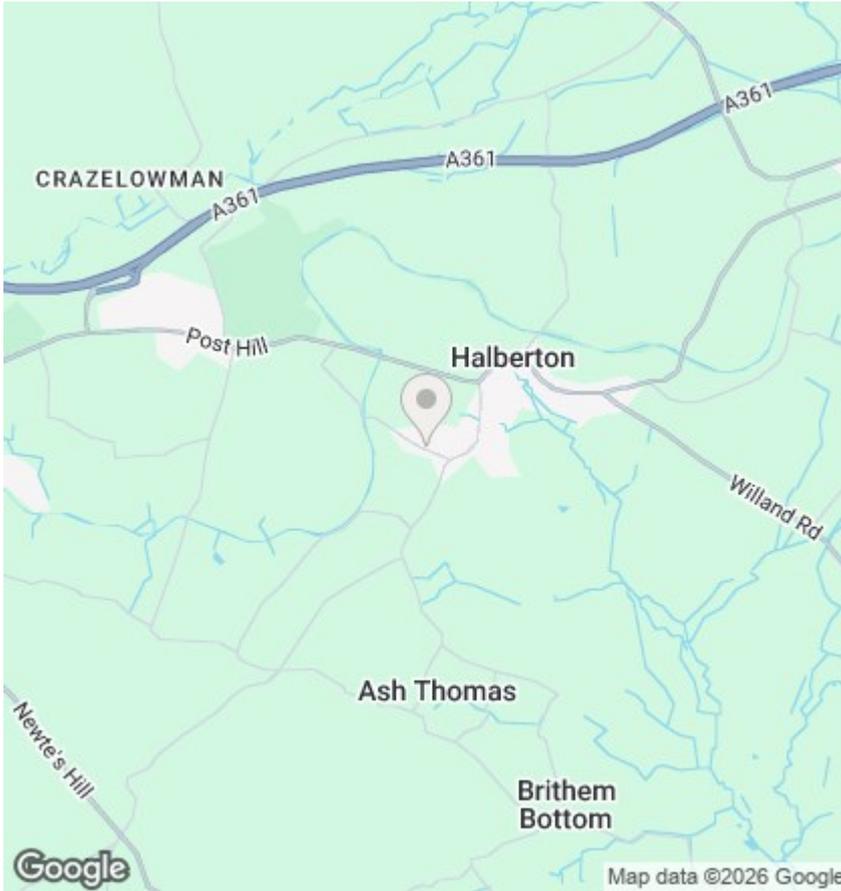
Outside - The property benefits from established front and rear gardens with mature planting. A driveway provides parking and leads to the single garage.

Services: Mains gas, electric, water, and drainage

Tenure: Freehold

Council Tax: B

Local Authority: MDDC



Directions

DIRECTIONS: What3Words - donor.happy.oxidation

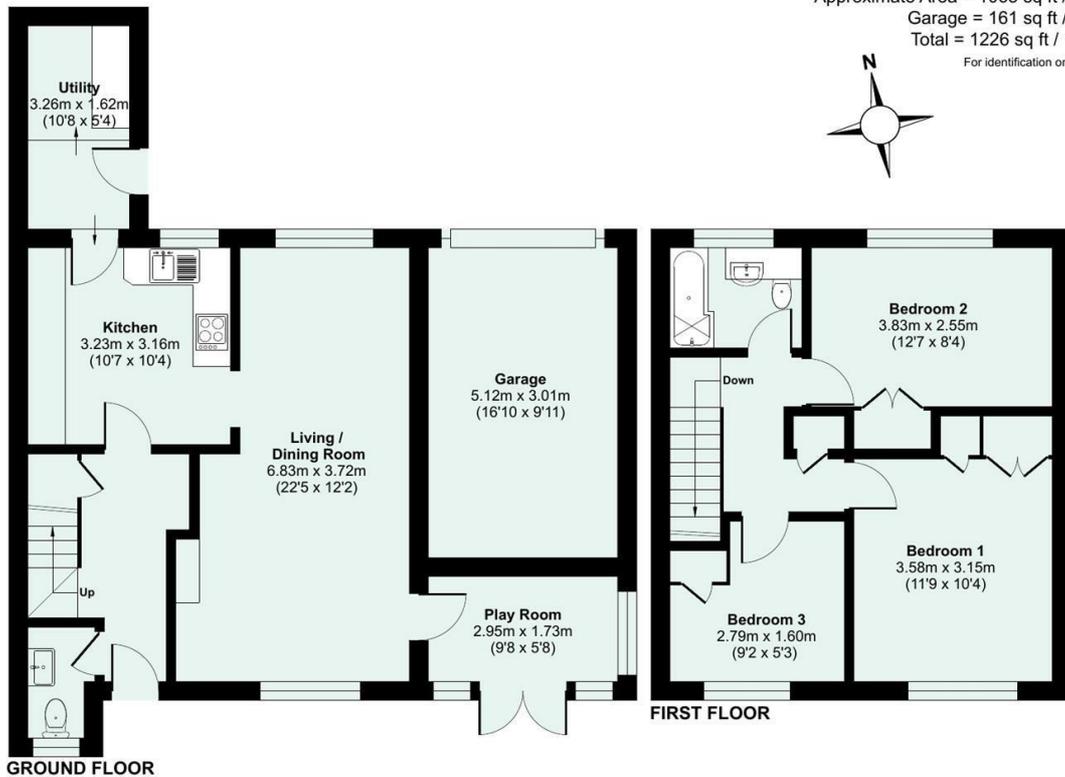
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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: 1432091

