



Offers In The Region Of £365,000

4 Bedroom Detached House for sale  
2 SMALLACOMBE ROAD, TIVERTON



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SALES AND LETTINGS





## Overview

Occupying a substantial corner plot in one of Tiverton's most desirable neighbourhoods, this detached four-bedroom chalet bungalow offers a unique opportunity to create a dream home, with breath-taking elevated views across the town and Exe Valley countryside.

This property is well-maintained and good decorative order presenting a superb blank canvas for those looking to update & modernise a home. The exterior and flexible internal layout provide an excellent foundation for updating and personalisation, making it perfect for discerning buyers seeking space, potential, and location.



## Key Features

- NO ONWARD CHAIN
- 4 BEDROOM CHALET BUNGALOW
- ELEVATED CORNER PLOT
- SPACIOUS LOUNGE AND DINING AREA
- GARAGE AND DRIVEWAY PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- POTENTIAL FOR MODERNISATION
- GOOD PUBLIC TRANSPORT LINKS
- SOUGHT AFTER LOCATION
- WHAT3WORDS///stacks.prep.noun

SOME IMAGES HAVE BEEN VIRTUALLY STAGED













## Detached 4-Bedroom Chalet Bungalow with Panoramic Tiverton Views, Corner Plot

Occupying a prime, elevated corner plot on the picturesque western fringes of Tiverton, this substantial and rarely available four-bedroom detached chalet bungalow offers an exciting opportunity for personalisation. The property benefits from some of the most outstanding views in the area, taking in sweeping vistas across the town and stretching into the rolling Exe Valley countryside.

Approached via a private driveway, the house boasts excellent kerb appeal, nestling attractively in mature, meticulously maintained gardens on all sides. These outdoor spaces currently feature well-manicured lawns, established shrub borders, a productive raised vegetable plot, soft fruit beds, and a greenhouse-a genuine paradise for gardening enthusiasts. The west-facing patio in front of the conservatory promises long summer evenings bathed in gentle sunshine.

Internally, the chalet bungalow is in good decorative order, presenting a superb blank canvas for those looking to update & modernise the property. The front entrance opens into a wide, welcoming hallway that leads to the principal ground-floor rooms. The generously proportioned living/dining room is dual aspect, with a picture window perfectly framing those exceptional panoramas. Direct access from the kitchen into the conservatory allows seamless flow to the outdoor entertaining areas.

Two well-sized double bedrooms occupy the ground floor-one easily adaptable as a dining space or study, attesting to the home's flexibility. A stylishly updated shower room with a spacious walk-in enclosure ensures practicality on this level. Under the staircase sits an impressively large storage cupboard, currently serving as extra pantry space, but ripe with versatility.

Upstairs lie two substantial double bedrooms with further eaves and loft storage-a particular benefit for families needing ample space. The roomy family bathroom, complete with a full-length bath, washbasin, WC, and a bidet, promises comfort, while three full-length storage cupboards off the galleried landing simplify household organisation.

Completing the picture, a detached single garage sits at the head of the driveway, providing practical parking and further storage.



Smallacombe Road is renowned for its discreet yet accessible setting, enjoying a sense of retreat without compromise on convenience. The property is within strolling distance of Tiverton's diverse shops, supermarkets, cafés, and social & sporting clubs. Local bus routes connect regularly to Exeter, Taunton, and Barnstaple, with a mainline rail station offering swift links at Junction 27. For outdoor lovers, the scenic Exe Valley unfolds on your doorstep, whilst Dartmoor and Exmoor's wild-topped landscapes and North/South Devon's golden beaches are reached within a relaxing drive.

Offering space, flexibility, and unrivalled outlooks, and set within some of Tiverton's most desirable surrounds, this home invites those with vision to make it their own. With no onward chain, early viewing is highly recommended to fully appreciate the exceptional position and enduring potential of this wonderful property. Please contact us to arrange a visit.

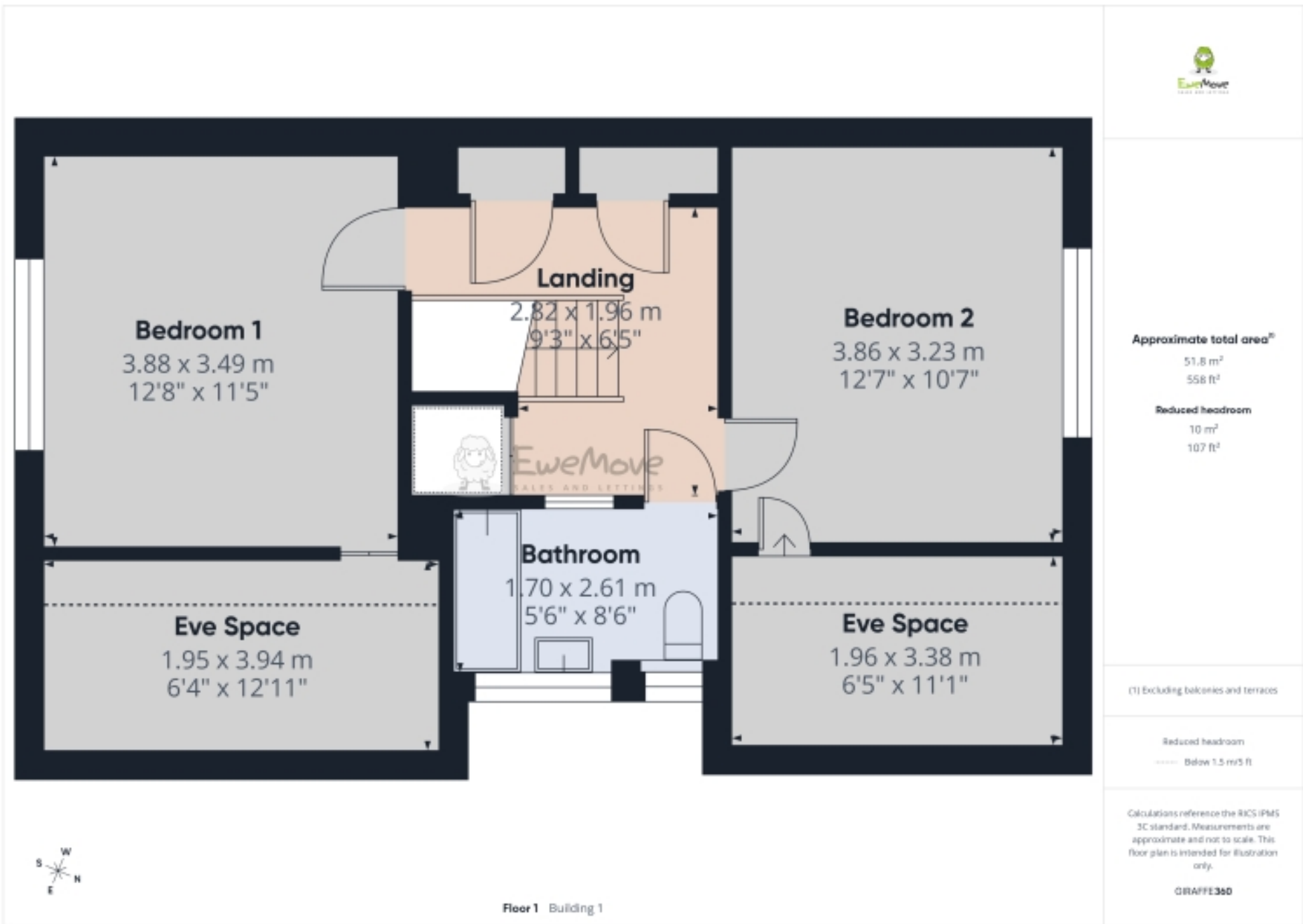


Floorplans





# Floorplans





# Floorplans



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

139.7 m<sup>2</sup>

1504 ft<sup>2</sup>

Reduced headroom

10.9 m<sup>2</sup>

117 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





Marketed by EweMove Tiverton

01884 219109 (24/7)  
tiverton@ewemove.com

