

Guide Price £450,000



The Firs Church Path, Halberton, Tiverton, Devon, EX16 7AT

- No onward chain!
- Driveway with parking for multiple vehicles
- Family bathroom
- Utility Room
- Exceptional outside space
- Spacious 2 bedroom detached bungalow
- Garage
- Conservatory
- Well maintained garden
- Lovely village location

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



The Firs, Church Path, Halberton, EX16 7AT

A detached two-bedroom bungalow set in a quiet position within the well-regarded village of Halberton, featuring a large and level garden, well-proportioned accommodation, and generous parking, with local amenities close by and Tiverton easily reached.



Council Tax Band: D



A deceptively spacious two-bedroom bungalow offering well-proportioned and versatile accommodation, complemented by an impressive garden and generous parking.

The property is entered into a spacious entrance hall with storage for coats and footwear. From here, a large reception room provides a comfortable living space and opens into a conservatory—a tiled room with double doors leading out to the garden.

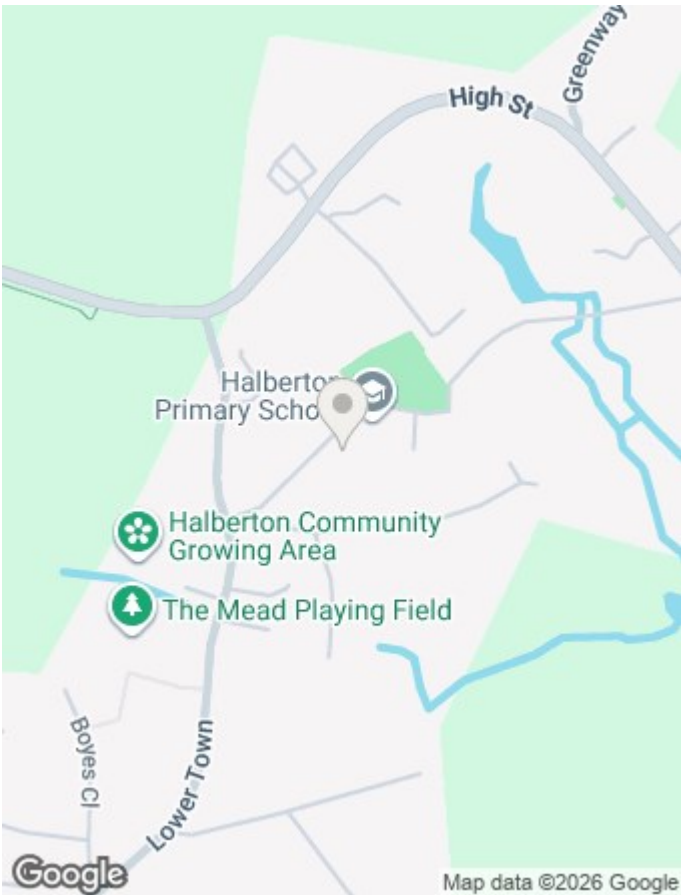
There are two good-sized double bedrooms, one benefiting from built-in wardrobes. The family bathroom is well-appointed with a bath, separate shower, basin, WC and bidet.

The kitchen is a generous size with a range of base and wall units, space for appliances, and dual-aspect

windows. A door from the kitchen leads to a separate WC, utility room, and provides internal access to the garage and access to the garden. The garage benefits from power.

Externally, the property boasts an exceptionally large, well-maintained garden, with a combination of patio areas, part of which is sheltered, and lawn, alongside mature planting and a pond. To the front, the driveway offers off-road parking for at least four vehicles.

Situated in a pleasant village setting, the property is conveniently located close to Halberton Primary School and recreation ground, a short walk from the beautiful St. Andrews church. Tiverton, just a short 10-minute drive away, provides a wider range of amenities including independent shops, cafés, a hospital and leisure centre.



Directions

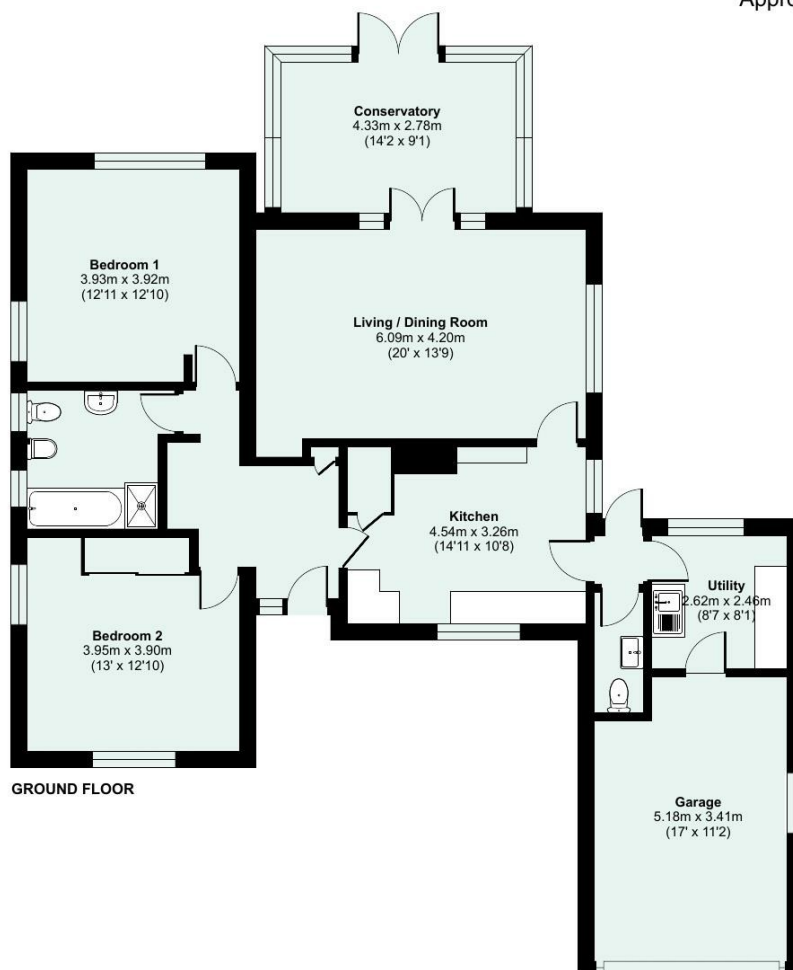
From Tiverton, head East towards Halberton, passing through the Blundells School campus. After leaving Tiverton, you will pass over the canal bridge and then drop down towards Halberton. Before you enter the village, on the large sweeping main road corner, turn right, signed Ash Thomas and Brithem Bottom. At the end of the stone wall on your left, turn immediately left and head up Church Walk, where the property will be found near the top, on the right.

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	53	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR

Approximate Area = 1191 sq ft / 110.6 sq m

Garage = 189 sq ft / 17.5 sq m

Total = 1380 sq ft / 128.1 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). © n°checon 2026. Produced for Seddon Estate Agents LLP. REF: 1464213

