



17, Blundells Avenue





# 17, Blundells Avenue

Tiverton, EX16 4DL

Town Centre 0.8 Miles | M5 J27 & Tiverton Parkway 5.6 Miles |  
Exeter 15 Miles

An impressive individual detached house within this highly desirable residential road with excellent town centre access and large gardens in all extending to 0.62 acres.

- Large Detached House
- 3 Reception Rooms
- In all 0.62 Acres
- 0.8 miles to Town Centre
- Council Tax Band G
- 3/4 Bedrooms, 3 Bathrooms
- Approximately 2600 Sq Ft of Accommodation
- Walking distance of Blundells school
- No Chain
- Freehold

Guide Price £750,000

## SITUATION

Located in one of Tiverton's most popular roads with very close access to Blundell's School, this is the ideal home to access all the amenities that the town offers, including walking distance of Blundells School and the town centre just 0.8 miles distant.

Junction 27 of the M5 is 5.6 miles distant, alongside which lies Tiverton Parkway Train Station, offering services to London Paddington within 2 hours. The cathedral and university city of Exeter lies 15 miles to the south providing a wider range of amenities and services, including an international airport.

## DESCRIPTION

This excellent detached house probably built in the 50s, has exceptionally wide frontage and stands in large gardens and enjoys a good degree of privacy. The property would benefit from some modernisation and if offered for sale with no chain.

The property presents spacious rooms with architectural features of its period and later extensions. In particular the light and roomy sitting room with large semi circular bay windows overlooking the garden. The unusually large gardens provide ample space for recreation, as well as offering potential for further extension, or even another dwelling subject to necessary consents.





### ACCOMMODATION

The front door opens into an entrance porch and then onto a large reception hall, off which is a cloak room with further wc beyond. From here a turning staircase rises to the first floor, along with access to the adjoining study, with windows overlooking the front and side. The sitting room overlooks the rear garden. A dining room opens into a conservatory, giving garden access and an open outlook. Beyond the dining room the kitchen has a range of fitted units and has an outlook over the garden. From the kitchen a rear passage opens to a large utility room, cloakroom with WC and store.

On the first floor a large galleried landing and passage give access to all rooms, with bedroom four being accessed from bedroom three. The landing could potentially provide ample space for a staircase to a potential loft access or possible conversion, subject to the necessary consents. The master bedroom has a large ensuite bathroom, previously this was converted from a former double bedroom and could be potentially reinstated if required. Bedrooms two and three are served by a bathroom and seperate shower room.

### OUTSIDE

A wide tarmac drive sweeps in from the road, leading around to the front of the house and providing parking for several cars. A single garage lies to the side of the house with a further double garage tucked away to the right of the entrance, with a remote control electric door.

The house lies surrounded by gardens, with the majority to the rear. Lawns with inset shrubs and trees sweep around the sides from the front. To the rear, the garden is mainly well maintained lawns with shrubs and trees to one side. The rear garden enjoys a good degree of privacy and is surrounded by hedging and fencing. In all the whole plot extends to 0.62 acres.

### SERVICES

Mains electricity, water, gas and drainage. Gas central heating.

Ofcom predicted broadband services – Standard & Superfast broadband available.

Ofcom predicted mobile coverage: Internal - O2 & Vodafone (variable), EE & Three. External - O2, EE, Three, and Vodafone.

Local Authority: Mid Devon Council. Tiverton Conservation Area.

### VIEWINGS

Strictly by Stags Estate Agents only.

### DIRECTIONS

What3Words: ///cotton.frock.daily

Google Drop Pin: <https://maps.app.goo.gl/UCFZrDjaBuCQpwDL7>





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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | Current | Potential |
|                                             | 62      | 68        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

19 Bampton Street, Tiverton,  
Devon, EX16 6AA

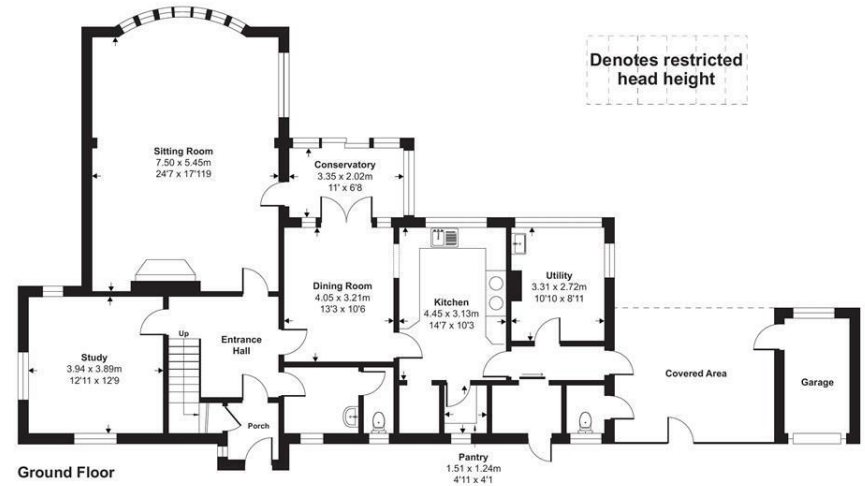
tiverton@stags.co.uk

01884 235705

Approximate Area = 2602 sq ft / 241.7 sq m (excludes garage)  
Limited Use Area(s) = 76 sq ft / 7 sq m  
Total = 2678 sq ft / 248.7 sq m  
For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1415679



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