



The Larches



The Larches

Washfield, Tiverton, EX16 9QZ

Tiverton 2 miles | A361 (North Devon Link Road) 3 miles | M5 (J27) & Tiverton Parkway 9 miles

A well located, detached bungalow with no onward chain, offering spacious accommodation, gardens and parking. Located just 2 miles from Tiverton.

- Detached bungalow
- Kitchen/Breakfast room
- Gardens and ample parking
- Tiverton 2 miles
- Council Tax Band E
- Three bedrooms, One bathroom
- Lounge/Dining room
- No onward chain
- Village location
- Freehold

Guide Price £325,000

DESCRIPTION

This spacious detached bungalow lies in Washfield village close to fields and quiet lanes, but just 2 miles from Tiverton.

The accommodation is well laid out, with three bedrooms, and a bathroom at the front. A spacious lounge/dining room and kitchen/breakfast room, both have views to the rear, over the garden and hills beyond the village.

Outside, a large drive and parking area extends from the front providing hard standing, and a lean-to car-port offers covered parking and storage to the side. Paths lead down both sides of the property to an enclosed rear garden with views, facing in a South-Westerly direction. Mainly laid to lawn, the rear garden has surrounding flower and shrub beds and a garden shed.

The Larches enjoys the rare combination of an attractive village edge location, whilst being a convenient distance to excellent amenities and transport links.

AGENTS NOTES

A right of access across the front drive exists for the neighbours.

SERVICES

Mains electric, water and drainage. Oil fired central heating.

Ofcom predicted broadband services – Standard broadband available.

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

Local Authority: Mid Devon Council.

DIRECTIONS

What3Words: ///famous.aspect.flocking

Google Drop Pin: <https://maps.app.goo.gl/kBRP6aFxFyWvQw4A>





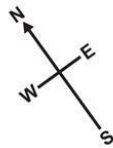
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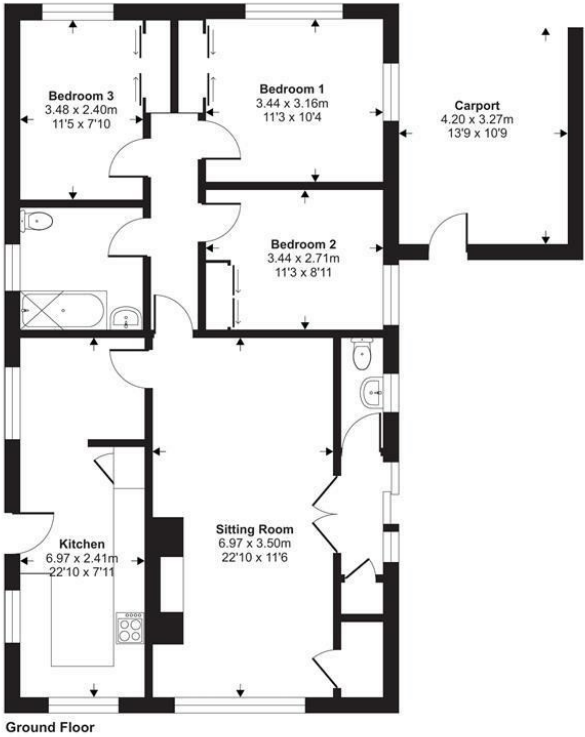
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 994 sq ft / 92.3 sq m (excludes carport)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1464445



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