

Guide Price £550,000



2 Mayfair Copse, Tiverton, Devon, EX16 4FL

- No Onward Chain!
- Garage and parking
- Open plan kitchen living
- 2 reception rooms
- Picturesque setting
- 4 spacious double bedrooms
- South facing rear garden views
- Close to Blundells School
- 2 modern bathrooms
- Viewing highly recommended

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

2 Mayfair Copse, Devon EX16 4FL

Mayfair Copse is a rare find, combining spacious living areas, modern amenities, and a picturesque setting. With two inviting reception rooms and four generously sized double bedrooms, providing ample room for entertaining and relaxation, this property is ideal for families or those seeking extra space.



Council Tax Band: F



Tucked away in Mayfair Copse, Tiverton, this nearly new detached house, built in 2020, offers a wonderful mix of modern elegance and practical living. Featuring four spacious bedrooms, two well-appointed bathrooms and a cloakroom, this is a superb family home!

Upon entering, you are welcomed by a bright hallway that provides ample space. The ground floor boasts three reception rooms, including a study, perfect for remote work or as a playroom. The highlight of this property is the vast open-plan kitchen and living area, full of natural light and enjoying lovely views of the rear garden. The modern kitchen, fitted with oodles of storage and integrated appliances, also features a wide breakfast bar, while the dining area offers a wonderful space for entertaining. There are double doors which lead out to a beautiful south facing rear garden, creating a smooth connection between indoor and outdoor living.

The lounge provides a cosy atmosphere, perfect for winter nights. The ground floor is completed by a cloakroom, utility room, and an integrated garage.

Upstairs, you will find four good size double bedrooms, two of which benefit from built in storage. Bedroom one has its own en-suite shower room, while a family bathroom is available for the additional bedrooms, maintaining the quality design throughout.

The rear garden is laid to lawn, providing a peaceful outdoor space with beautiful views of the surrounding countryside.

Located within walking distance of Tiverton Golf Club and close to Blundells School, this property is also conveniently situated for access to the North Devon Link Road, connecting to the M5 and the Parkway mainline station to London Paddington and Exeter City Airport.

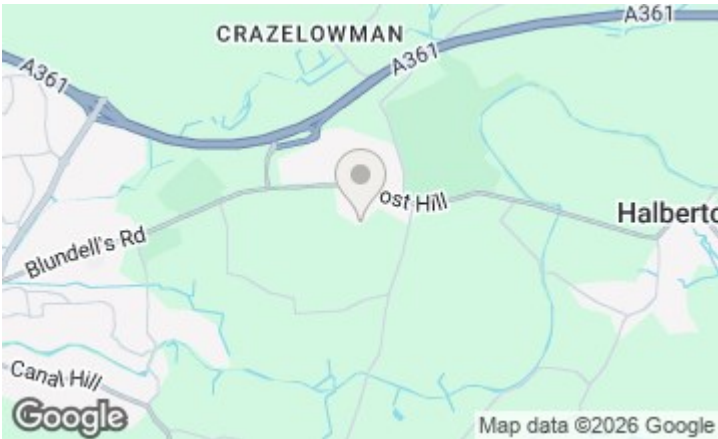
Mayfair Copse presents an excellent opportunity for those looking to settle in a vibrant community in Devon. Do not miss the chance to make this wonderful property your new home.

Services:
Mains electricity, gas, water and drainage

Tenure:
Freehold

Council Tax:
Band F

Local Authority:
Mid Devon District Council 01884 255255



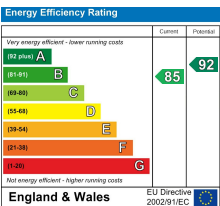
Directions

What3words: [///ourselfsrichershape](https://www.what3words.com/ourselfsrichershape)

Viewings

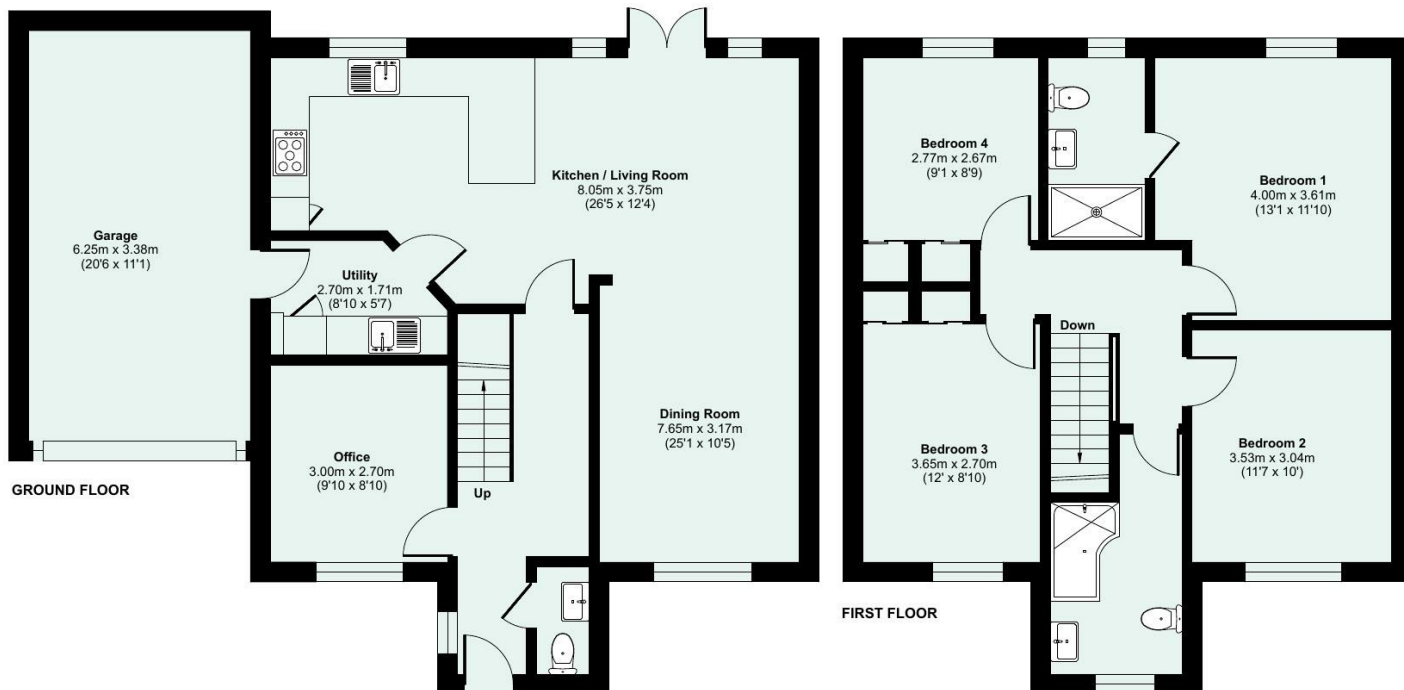
Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:





Approximate Area = 1404 sq ft / 130.4 sq m
Garage = 227 sq ft / 21 sq m
Total = 1631 sq ft / 151.4 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). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1487074



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