



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/kBRP6aFXTyyWvQw4A>





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Stags. REF: 1464445



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	50	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

19 Bampton Street, Tiverton,  
Devon, EX16 6AA

tiverton@stags.co.uk  
01884 235705