

Guide Price £205,000



12 Heather Close, Tiverton, Devon, EX16 6TA

- No onward chain
- Semi-detached
- Private driveway
- Secluded rear garden
- Quiet cul-de-sac position
- 2 bedrooms
- Single garage
- Excellent potential

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

12 Heather Close, Tiverton EX16 6TA

Tucked at the end of a quiet Tiverton cul-de-sac, this much-loved semi-detached home offers a wonderful opportunity to put your own stamp on it. With a garage, driveway, and private garden, it is chain-free.



Council Tax Band: B



A well-maintained and welcoming home offering the perfect opportunity to put your own stamp on it. Tucked right at the end of a quiet, no-through road on a well-established and peaceful residential development, this semi-detached property combines a wonderfully private position with a comfortable layout. Offered with no onward chain, it features a private driveway leading to a single garage, and a secluded rear garden ideal for relaxing outdoors.

The accommodation consists of an entrance lobby with stairs to the first floor, a door to the sitting room, and a kitchen dining room at the rear with a door to the garden. On the first floor are two bedrooms and a bathroom. The garage is attached to the side of the house, with a personal door from the garden.

The location is exceptionally convenient. Tiverton itself offers a vibrant historic market town atmosphere brimming with independent boutiques, high street stores, friendly local pubs, and everyday amenities alongside the traditional cascading streams and the bustling historic Pannier Market. From the doorstep, residents can enjoy an easy walk into the town centre, or head in the opposite direction for peaceful strolls along

the Grand Western Canal towpath or into the nearby National Trust grounds of Knightshayes, offering magnificent gothic architecture and glorious country walks right on your doorstep. For travel further afield, the property is exceptionally well-placed: the A361 North Devon Link Road provides a fast, direct connection to Junction 27 of the M5 motorway, while Tiverton Parkway station sits just down the road, offering direct mainline rail links to London Paddington, Bristol, and the North. It makes a straightforward, charming base ready for someone new to make it their own.

Tenure:
Freehold

Council Tax:
Band B

Services:
Mains electricity, gas, water, and drainage.

Local Authority:
Mid Devon District Council 01884 255255



Directions

From McDonalds, proceed along Lea Road into Moorhayes. Take the first right into Bluebell Avenue, and Heather Close is the first left. Turn in here, and the property will be found at the end.

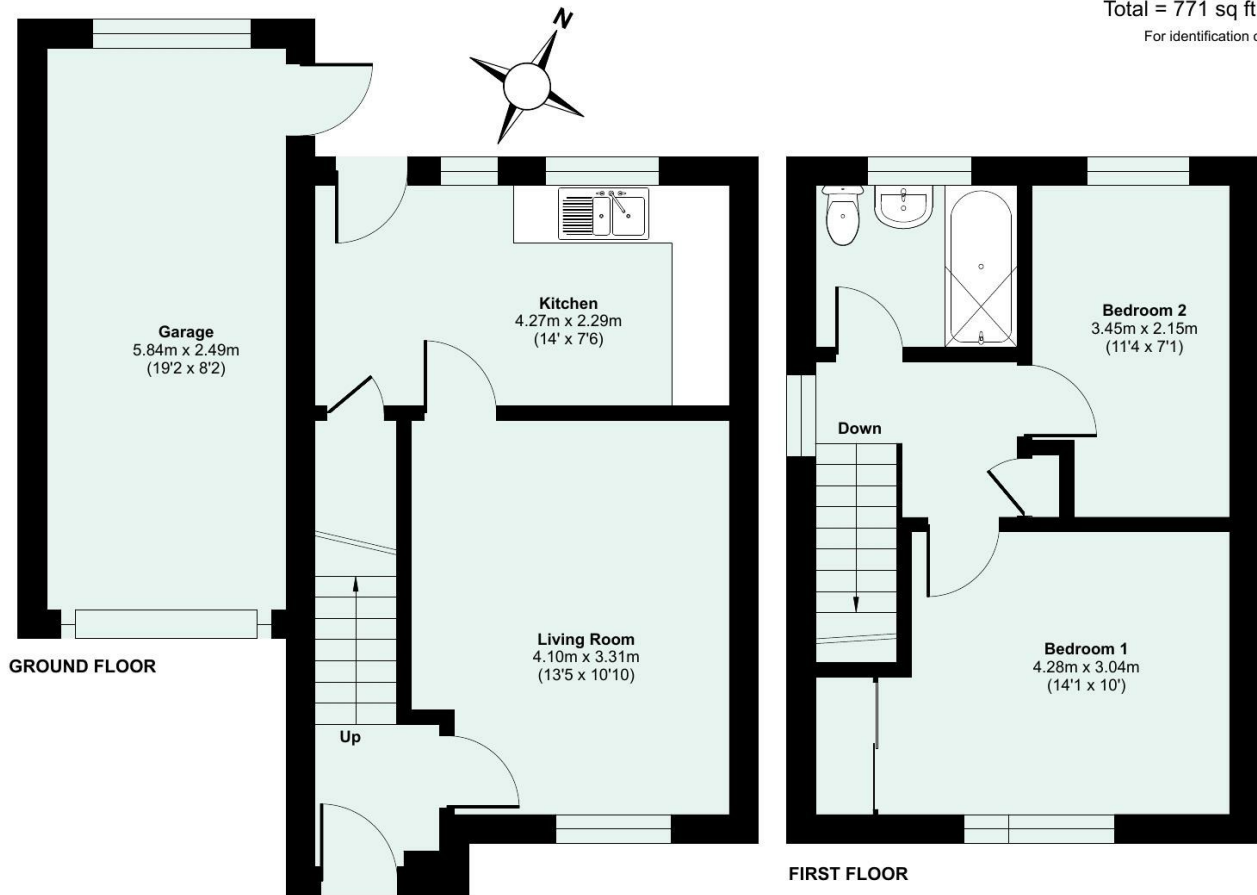
Viewings

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		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Approximate Area = 614 sq ft / 57 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 771 sq ft / 71.5 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: 1497236

