Asking Price £195,000

seddons









3 Boyes Close, Halberton, Tiverton, EX16 7DB

- No onward chain, move in ready
- Spacious living room for dining
- Near Grand Western Canal walks
- Substantial timber studio with power
- Two-bedroom bungalow
- 15 mins to M5 for easy travel
- Secluded, easy-care rear garden
- Village amenities: farm shop, pub

Sales, Lettings, Mortgages:
Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

The Property Ombudsman

3 Boyes Close, Tiverton EX16 7DB

A two-bedroom bungalow, ready to move straight into, with no onward chain, a secluded rear garden and impressive powered timber studio.

2 | 1 | 1 | C | Council Tax Band: A







Offered for sale with no onward chain, this two-bedroom bungalow provides an affordable opportunity to purchase a home within the popular Mid Devon village of Halberton.

The property is currently vacant and ready for its next owner, with well-proportioned accommodation arranged entirely on one level.

The main living room provides a comfortable everyday space with room for both sitting and dining furniture, while the kitchen offers a practical range of fitted units, work surfaces and appliance space.

There are two bedrooms, offering flexibility for those requiring a guest room, home office, or additional living space, together with a bathroom completing the internal accommodation.

To the rear, the garden is one of the property's real strengths. Enclosed and enjoying a good degree of seclusion, it provides a cosy outdoor space that is relatively easy to maintain.

A particularly useful addition is the substantial timber studio. Much more than a conventional garden shed, it is of heavy-duty construction and benefits from electrical power points, making it suitable for a variety of uses including a workshop, hobby room, or home working space.

Directions

What3words - ///goose.absent.reservoir

Viewings

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



Halberton is conveniently positioned between Tiverton and Sampford Peverell and offers a useful range of village amenities.

These include a popular farm shop and Cafe selling locally grown and sourced produce, a village pub, licensed village hall, and access to the nearby Grand Western Canal, with its miles of towpath providing opportunities for walking and cycling.

For those travelling further afield, the M5 motorway can be reached in approximately 15 minutes by car, providing convenient connections towards Exeter, Bristol and beyond.

With no onward chain, vacant possession, and an attractive rear garden with substantial studio, this is a practical and affordable home in a well-connected Mid Devon village.

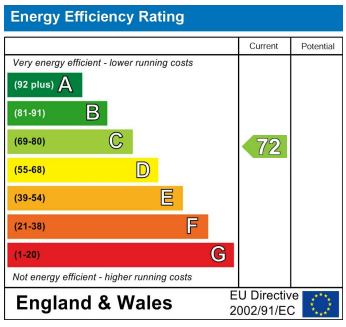
Services:
Mains gas, electricity, water and drainage.

Tenure:
Freehold

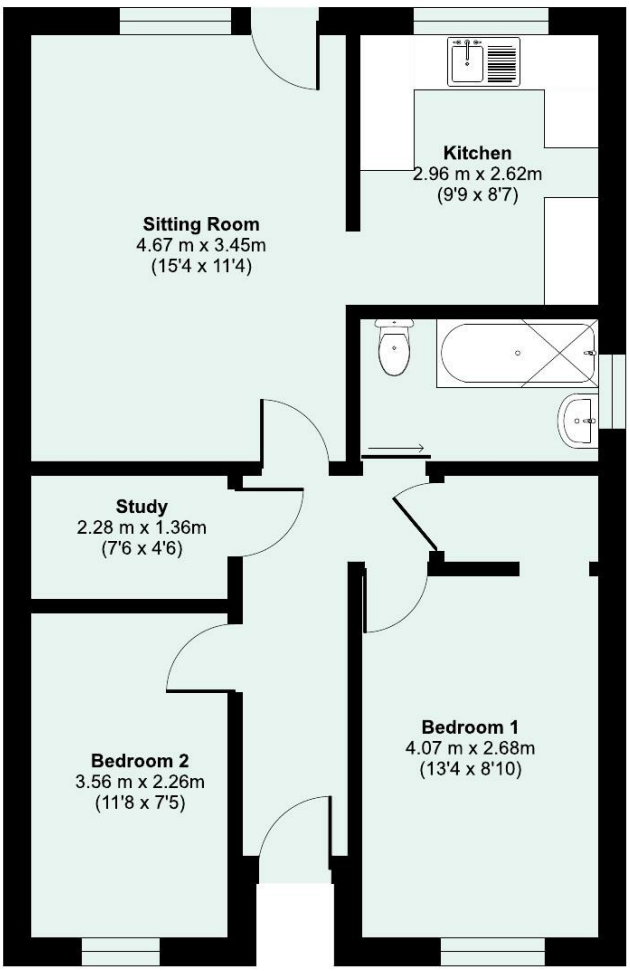
Council Tax:
Band A

Local Authority:
Mid Devon District Council 01884 255255

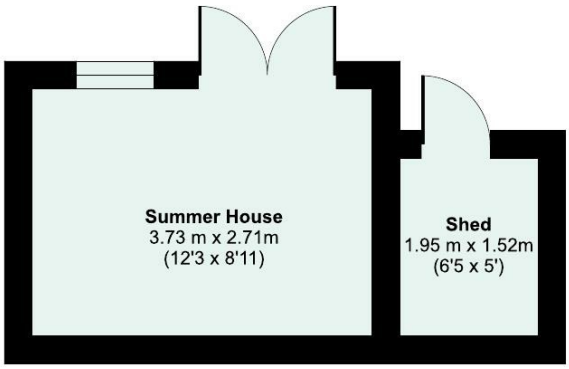
EPC Rating: C



Approximate Area = 648 sq ft / 60.2 sq m
Outbuildings = 141 sq ft / 13 sq m
Total = 789 sq ft / 73.2 sq m
For identification only - Not to scale



GROUND FLOOR



OUTBUILDING 1 / 2

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: 1498557





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Partners and Directors of both companies: Rob Hann, Dan Barclay, Emerald Seddon-Davey

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