



**ORCHARD LEIGH, TIVERTON, EX16 5HA**

**Winkworth**





Five bedroom detached bungalow on a large plot located close to the centre of Tiverton with a large garden, off-road parking and garage.

Roselea is located close to the centre of the thriving market town of Tiverton. Tiverton has amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and London via the M5 and Tiverton Parkway station.

Roselea offers a very unique opportunity to purchase a five-bedroom detached bungalow close into the centre of Tiverton with a large private garden, off road parking, and garage. Roselea is very energy efficient with an EPC rating of A and additions have been included to make access easy for wheelchair users.

#### Ground floor:

Roselea is located on a quiet residential road. The ground floor is large and offers lots of flexibility, four double bedrooms are located on the ground floor with bedroom one having access to a large wet room. There are two further bathrooms on the ground floor servicing the remaining four bedrooms. The sitting room is a good size and has French doors giving access directly to the rear garden. The kitchen have wooden storage cupboards with a gas hob, fridge freezer and sink. The utility room has plumbing and space for a washing machine and dryer.

#### First floor:

Bedroom three is a good size double and has a window overlooking the rear garden. There is a large additional loft room, which would make a great office or playroom and offers plenty of flexibility

#### Outside:

There is a large, landscaped garden surrounding the property which is private and fully enclosed. It offers the perfect space to relax or entertain with privacy. There is secure off road parking to the rear for up to three cars and a garage.



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At a glance...

- Detached
- Five bedrooms,
- Three bathrooms
- Annex potential
- Wheelchair accessible
- Energy efficient with EPC rating of A
- Off-road parking and garage



Services:

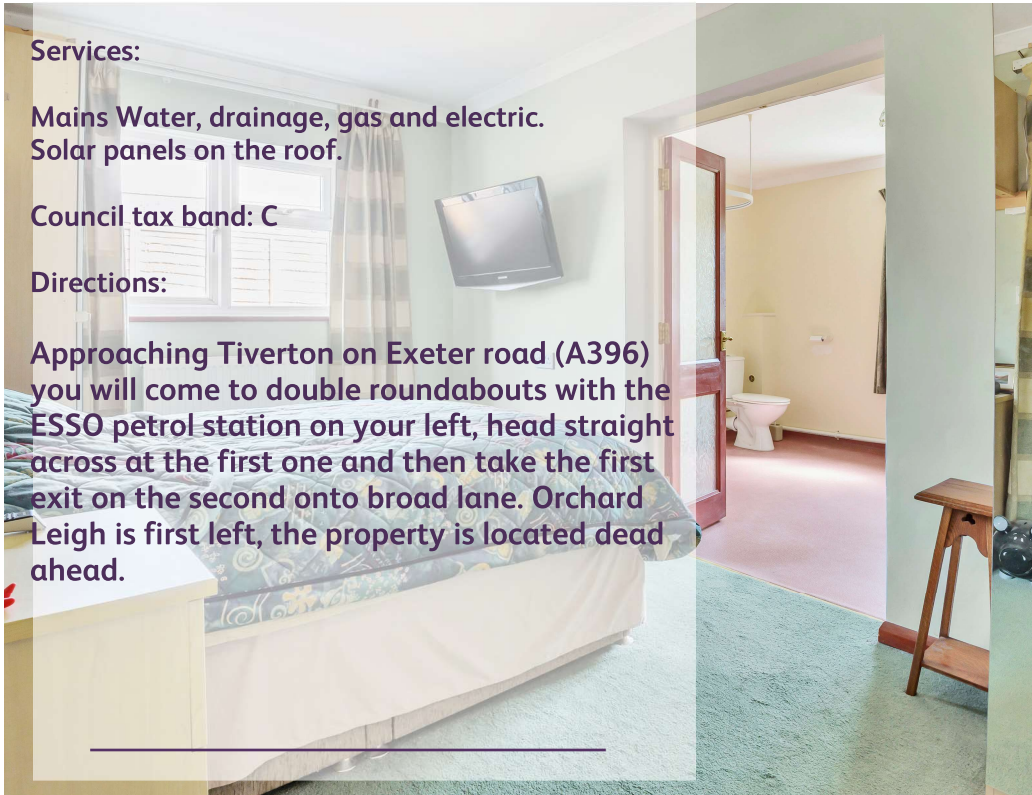
Mains Water, drainage, gas and electric.  
Solar panels on the roof.

Council tax band: C

Directions:

Approaching Tiverton on Exeter road (A396) you will come to double roundabouts with the ESSO petrol station on your left, head straight across at the first one and then take the first exit on the second onto broad lane. Orchard Leigh is first left, the property is located dead ahead.

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# Orchard Leigh, Tiverton, EX16

Approximate Area = 1883 sq ft / 174.9 sq m  
 Limited Use Area(s) = 168 sq ft / 15.6 sq m  
 Garage = 227 sq ft / 21.1 sq m  
 Total = 2278 sq ft / 211.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

## Tiverton office

15 Fore Street, Tiverton, EX16 6LN  
 01884 675 675 [tiverton@winkworth.co.uk](mailto:tiverton@winkworth.co.uk)

[winkworth.co.uk/tiverton](http://winkworth.co.uk/tiverton)

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   | 97                      | 99        |
| 90+   | A |                         |           |
| 81-89                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D |                         |           |
| 39-54                                       | E |                         |           |
| 21-38                                       | F |                         |           |
| 1-20  | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



See things differently.