



Rackenford, Tiverton, EX16 8DU

Situated in the sought-after village of Rackenford, this excellent two to three bedroom detached bungalow enjoys a central position within its generous gardens. NO ONWARD CHAIN.

Winkworth

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DESCRIPTION:

The property is approached via a gated driveway, offering ample parking and leading to a spacious single garage. Entry is through a practical porch area—which perfect for storing coats and walking boots—which opens into the main entrance hall. From here, doors lead to the impressive, light-filled family kitchen, dining, and day room. This fabulous space is truly the heart of the home, featuring large front-facing windows that flood the room with natural light, making it an ideal family hub or entertaining area.

The modern kitchen is fitted with sleek white gloss wall and base units, complemented by white square-edged worktops and stylish black tiled splashbacks. Integrated appliances include a dishwasher, fridge freezer, and an electric oven with an induction hob and extractor fan above. The entire room is finished with high-gloss white floor tiles, adding to the contemporary feel.

A door from the kitchen leads to a well-equipped utility room with additional base units, a roll-top work surface, and space for a washing machine and dryer. Further doors provide access to the garage and the rear garden.

The inner hall connects to all rooms and includes, a modern family bathroom, a side door with another useful porch area. An airing cupboard houses the hot water tank for added convenience.

The sitting room, which benefits from patio doors opening to the side garden, is bright and airy and could easily serve as a master bedroom if you choose to use the day room as your main living space. This versatile room also offers great potential for a wraparound conservatory, enhancing views and access to the surrounding gardens.

Two additional double bedrooms both feature built-in wardrobe cupboards and enjoy views over the side garden.

OUTSIDE:

Outside, the property sits centrally within its generous plot. The large wraparound garden is laid to lawn, offering a fantastic blank canvas for landscaping or gardening enthusiasts, bordered by fencing on two sides and a wall on the other, providing privacy and security.

INFORMATION:

Council Tax: Band D - North Devon

Services: Mains Water, Mains electric and Mains Gas

Broadband: Ultrafast Full Fibre Available Within This Postcode, Fibre to the Premises

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

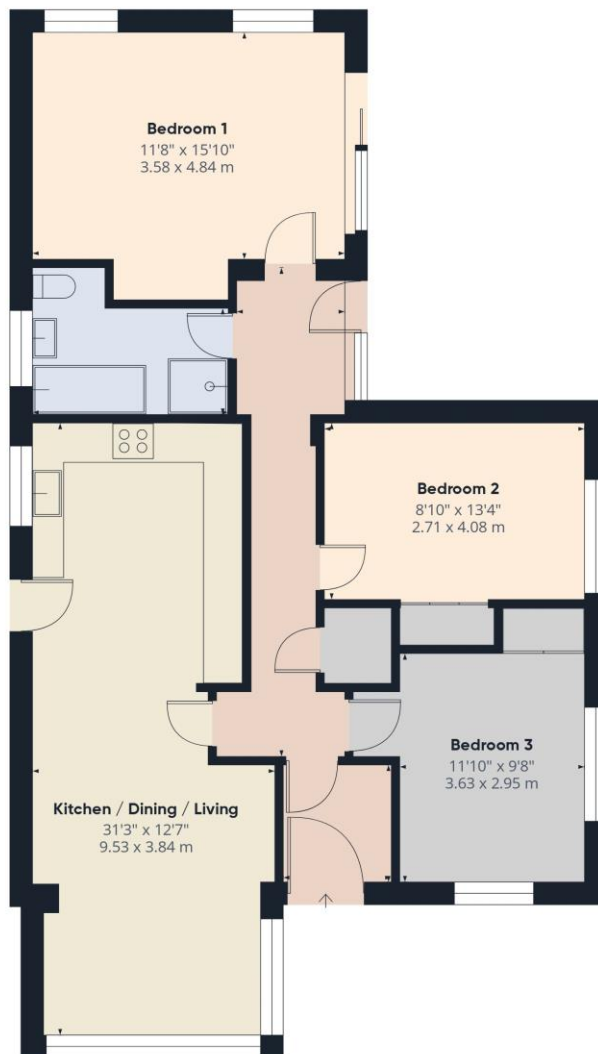


AT A GLANCE:

Detached Bungalow
Recently renovated throughout
Modern kitchen/diner
Utility room
Lounge potential for a third bedroom
Two further double rooms
Potential for property expansion
Off-street parking
Garage
Solar Panels
No onward chain

PROPERTY INFORMATION:

Freehold
Council tax Band: D
Mains electric, gas, water and drainage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		47 E
21-38	F	29 F	
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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