



Springfield House

Rackenford | Tiverton | Devon | EX16 8DT



A well-built village home backing onto the green, in this sought after Mid Devon village.

Detached village house

Sitting room

Dining room

Kitchen

Utility and cloakroom

3 bedrooms & 2 bathrooms

Large single garage & plenty of parking

Enclosed private garden

Friendly village community

Offers in the region of
£450,000

Tiverton **01884 253500**

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The Property

Springfield House is located in the centre of the popular Mid Devon village of Rackenford, backing onto the central village green. The village has a friendly community with various activities and clubs, a village primary school and a little shop. Whilst tucked away in a peaceful location, the village is also very easy to access from the North Devon Link Road, which gives excellent road access to North Devon, Barnstaple and South Molton to the west, and to the east, Tiverton is only 10 minutes' drive and a little further on is junction 27 of the M5 and the adjoining mainline railway station. There are plenty of countryside walks right on the doorstep – this property really enjoys the best of both worlds being a country home but also with excellent communication links.

The property is set back from the road, the drive provides plenty of parking and leads to a large single garage.

The front door is not often used as the side door leads directly in from the drive to the rear lobby / utility, off which there is a cloakroom.

The kitchen has been fitted with a range of light oak base and wall units, providing plenty of cupboards and drawers. Within the kitchen is an integrated double oven, electric hob and extractor above, and a dishwasher. There is space for a large fridge freezer to one corner, whilst there is space and plumbing for a washing machine and tumble dryer in the utility room.

The sitting room is dual aspect, spanning the width of the house with patio doors to the rear garden. A wood burner is a

given in a village home and this one does not disappoint, kicking out plenty of heat on those colder winter evenings!

Across the hall, the dining room offers plenty of space for a dining table and chairs suitable for 6 to 8 seats.

On the first floor there are three double bedrooms. The larger of the bedrooms has an ensuite shower room and fitted wardrobes. The second double bedroom is dual aspect with some lovely views over open countryside. The third bedroom, which is another double, lies to the back of the house and looks out over the village green.

Completing the first floor is the main bathroom, which offers a bath washbasin and WC, and is fully tiled.

Outside and to the rear of the house, a patio area is directly accessible from the sitting room. The fully enclosed garden is level and easy to maintain, and for those that wish to kick a football around, the village green would be perfect for this. Beyond the village green and still in sight of the house you will find communal 'hard court' and woodland play area.

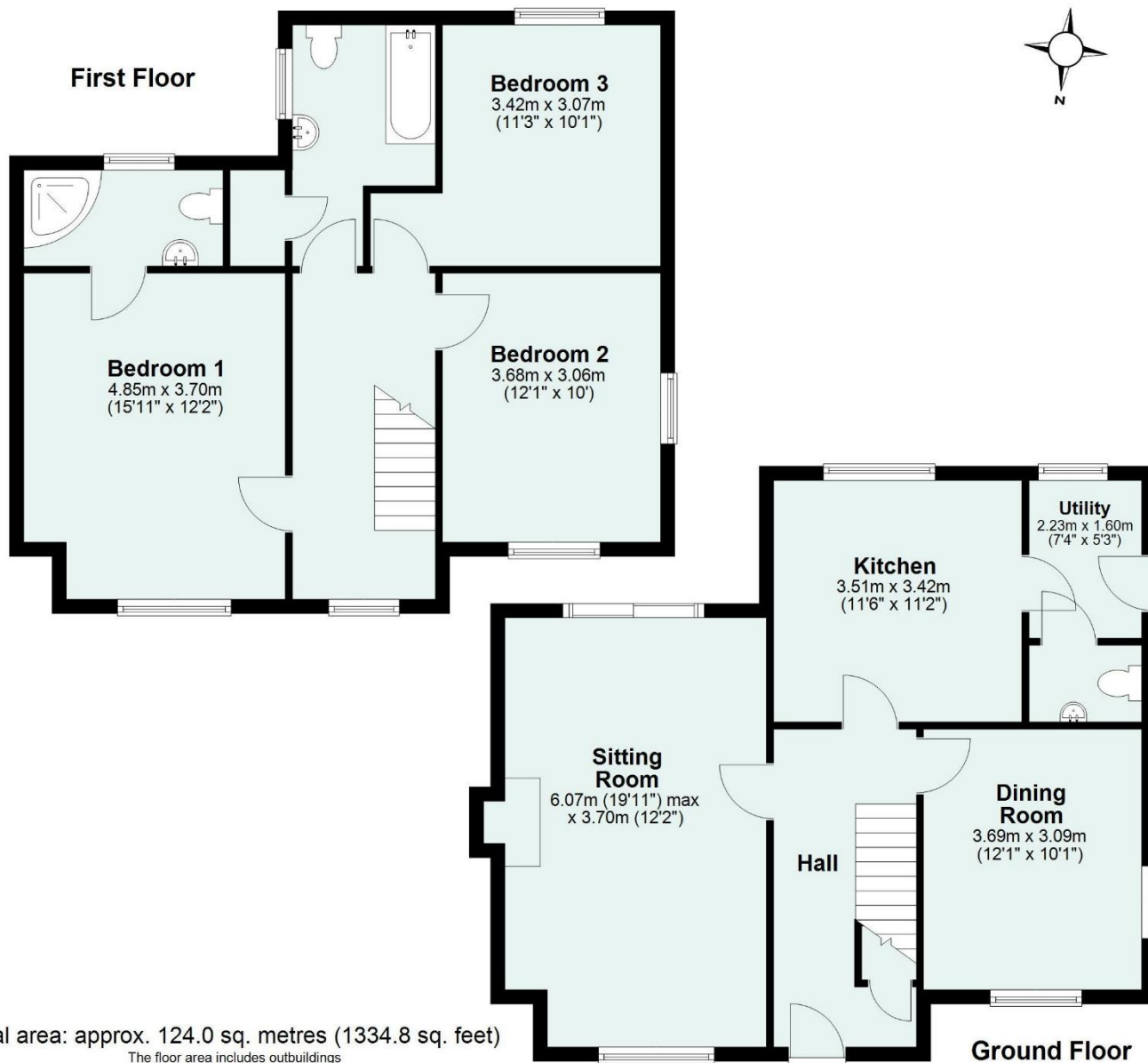
In all this is a super property, located in a quiet little village, yet remains easily accessible with excellent road links. Our vendors here have created the most welcoming of family homes in this sought after little community.

Have a look at www.rackenford-devon.co.uk for more information on this lovely village.





Springfield House, Rackenford, Tiverton, Devon, EX16 8DT



Total area: approx. 124.0 sq. metres (1334.8 sq. feet)
The floor area includes outbuildings

Utilities

Mains electricity, water, and drainage. Oil fired central heating.

Council Tax

Band D

Directions

From Tiverton, the quickest way is to head up the North Devon Link Road, and after about ten minutes, take the second left turning that is signed for Rackenford. At the junction turn right, and after about a mile, you will reach the edge of the village. Turn left into the village and after a few hundred yards, you will see Springfield House on the right.

Energy Performance Certificate (EPC)

