



44 Orkney Mews, TIVERTON, EX16 6TP

Leasehold

Asking Price £150,000

Council Tax Band - B

NO ONWARD CHAIN.

This TWO DOUBLE bedroomed home is delightfully situated away from passing traffic in the sought after Orkney Mews cul-de-sac within the highly desirable Pinnex Moor area. This modern over 55s property benefits from a lounge/diner overlooking the southerly facing rear garden, kitchen/breakfast room, cloakroom, whilst upstairs there is a shower room and two double bedrooms. Outside there is an enclosed garden with a good sized patio and the remainder is laid to lawn. Opposite the property there is a garage in a block with a single parking in front.

Local amenities are close at hand and include Tesco Express, a newsagents and general store within about half a mile near level walking distance together with scenic walks along the former railway line into open countryside. A bus service runs close by with a regular daily service to the town centre and also direct services to Exeter.

Tiverton is a rapidly growing Mid Devon town approximately 7 miles from Junction 27 of the M5 from which Taunton, Bristol and Exeter can be easily reached with Parkway Tiverton mainline railway station serving the rest of the South West and London Paddington can also be reached within two hours. Exeter Airport can also be reached within half an hour and the beautifully rugged North Devon coastline is approximately an hours drive whilst the calmer south coast can be reached in around a 45 minute drive.

Entrance Hallway

Upon entering the property, you are greeted into the entrance hallway with stairs to rising to the first floor landing, radiator, telephone point and doors off to

Cloakroom

Suite comprising of low level WC, wash hand basin with tiled splashback, extractor fan and radiator.

Kitchen/Breakfast Room



Window to the front elevation overlooking the front garden. A range of base cupboards and drawers with wood effect worktop over and inset single drainer sink. Spaces for cooker, washing machine and fridge freezer. Breakfast bar area with radiator under. Matching wall mounted cupboards and tiled splashbacks. Gas boiler and separate electric water heater for the hot tap.

Lounge/Diner



A delightful light and airy room with a pleasant outlook into the rear garden which is southerly facing. Sliding patio doors leading out to the rear garden, television point, radiator and understairs cupboard.

First Floor Landing

access to roof space with ladder and light and doors off to

Bedroom One



Window to the rear elevation overlooking the rear garden with partial views to countryside and radiator

Bedroom Two



with window to the front elevation overlooking the front garden with rooftop views and airing cupboard housing hot water tank.

Shower Room



Walk in shower cubicle with electric shower, pedestal wash hand basin in tiled surround, low level WC, radiator, extractor fan, light with shaver point and extractor fan

Outside



A paved path leads to the front door. The front garden is mainly laid to lawn.

To the rear of the property, there is a paved patio area which is ideal for enjoying the sunshine or entertaining. The remainder of the garden being laid to lawn with flower bed borders housing a profusion of plants and shrubs. The garden is enclosed with wooden fencing with access to the rear to a shared path leading to the end of the terrace.

Lease information

Ground rent of £100 due end of September. Last year the annual maintenance fee was £1000; this includes buildings insurance, grounds maintenance, grass cutting and tree cutting and painting the outside when needed; this is one sixteenth of the maintenance costs incurred by the freeholder of the property.

Leasehold - 99 year lease from 29th September 1990. (66 Years remaining). We have been informed that the cost to renew the lease is in the region of £20,000. Please ask Diamond Estate Agents for more details.

Please note that pets are not allowed unless the landlord gives written permission that a small pet can be kept.

Services

Mains gas, electric, water and sewerage

What3words

lung.empty.invest

Agents Notes

The property is subject to grant of probate being obtained but this has been applied for.

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £150 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

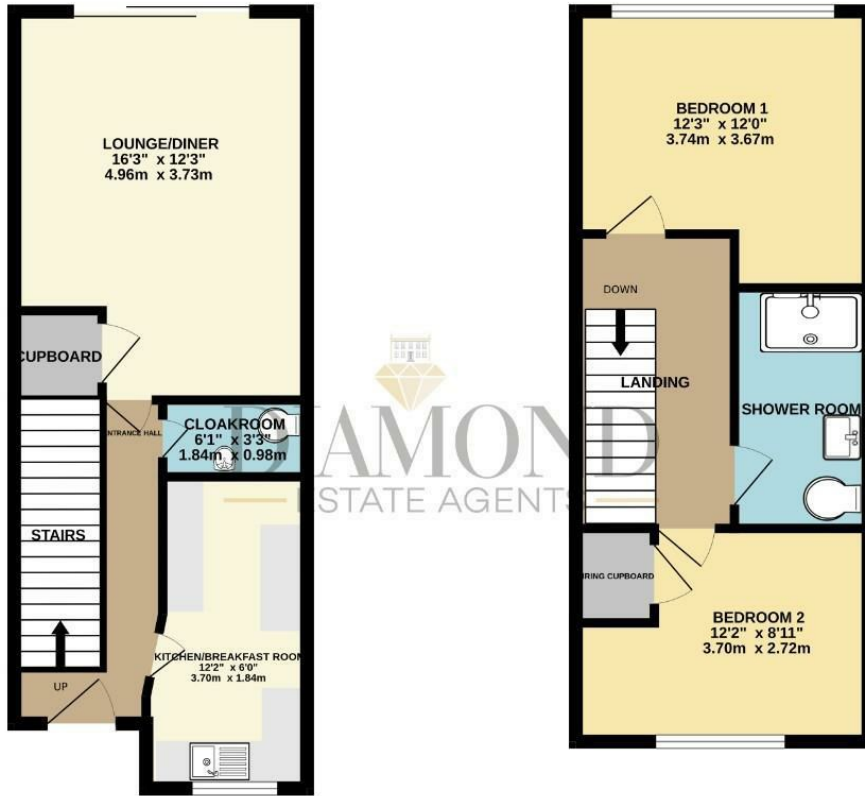
We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Floor Plan

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

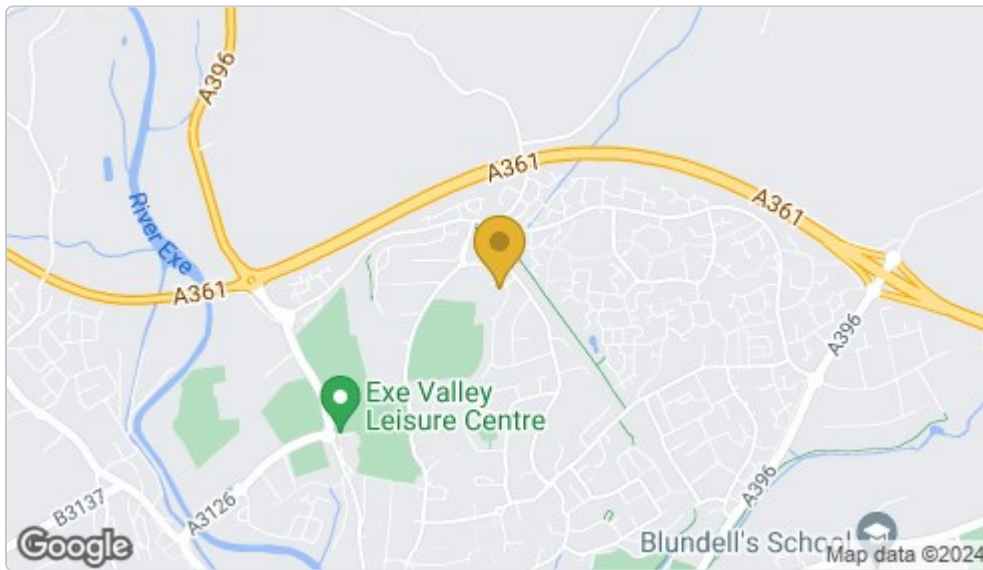
1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



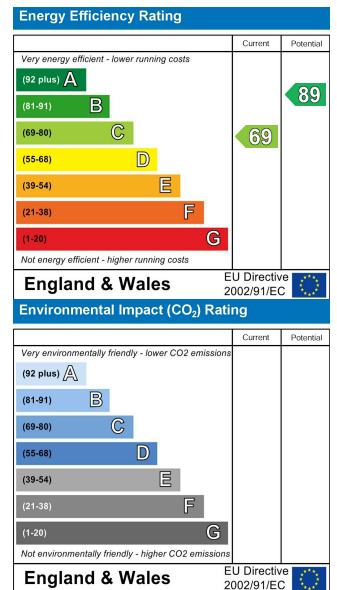
TOTAL FLOOR AREA: 759 sq.ft. (70.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.