



101 Palmerston Park, Tiverton, EX16 5PG

Freehold

Offers In Excess Of £230,000

Council Tax Band - C

Situated in the popular Palmerston Park area of Tiverton, this THREE bedroom extended end of terrace family home offers spacious and adaptable accommodation throughout. Enormous potential to extend with a double storey extension on the generous corner plot.

The property offers a canopy entrance porch leading with a uPVC double glazed entrance door to an entrance hall with sitting room, large cloakroom/utility room, extended kitchen/breakfast room open plan into the dining area with patio doors leading out to the rear garden.

Upstairs, the first floor continues with its spacious accommodation with two large double bedrooms and a large single third bedroom and white suite shower room with airing cupboard housing a combi boiler.

Outside, the rear garden is tiered with a wide range of flowers and shrubs and raised flower beds with a large area laid to lawn. There is enormous potential to extend to the side with a double storey extension to greatly improve the accommodation.

The property benefits from gas central heating and double glazed windows and doors. Situated within walking distance of popular local schools and employment opportunities, with the industrial area located nearby and the town centre located within a short drive offering easy links to the North Devon Link Road for the M5 and Parkway mainline station and Exeter City Airport and City Centre.

Entrance Porch

Canopy entrance porch leading with uPVC double glazed door to.

Entrance Hall



Leading with radiator, stairwell leading to first floor landing with storage cupboard under stairs and second storage cupboard, with doors leading to.

Sitting Room



A light and airy space offering an electric fire with hearth and wooden mantel, radiator, coving, t.v. and telephone point with uPVC double glazed window to front aspect.

Kitchen/Dining Room



A spacious room offering a large dining area leading into the extended area with sliding patio doors out into the garden, open plan into the kitchen area fitted with a wide range of work surfaces with a stainless steel, one and a half bowl sink unit with mixer tap with cupboards and

drawers under, matching high-level cupboards, part tiled splashback's, space for freestanding double oven with gas hob and space and plumbing for dishwasher. uPVC double glazed window to rear aspect and sliding patio doors leading out to the rear garden

Cloakroom/Store

A spacious room offering a close coupled low-level w.c., wash hand basin with mixer tap and tiled splashback, space and plumbing for washing machine and tumble dryer, consumer unit, gas meter, shelving and coat and shoes hanging space.

First Floor Landing



Offering a loft hatch leading to attic space, airing cupboard housing a wall mounted Vaillant combi boiler servicing hot water and heating, doors leading to.

Bedroom One



A double bedroom fitted with a built in wardrobe cupboards, radiator, coving, uPVC double glazed windows to front aspect overlooking towards the countryside, .

Bedroom Two



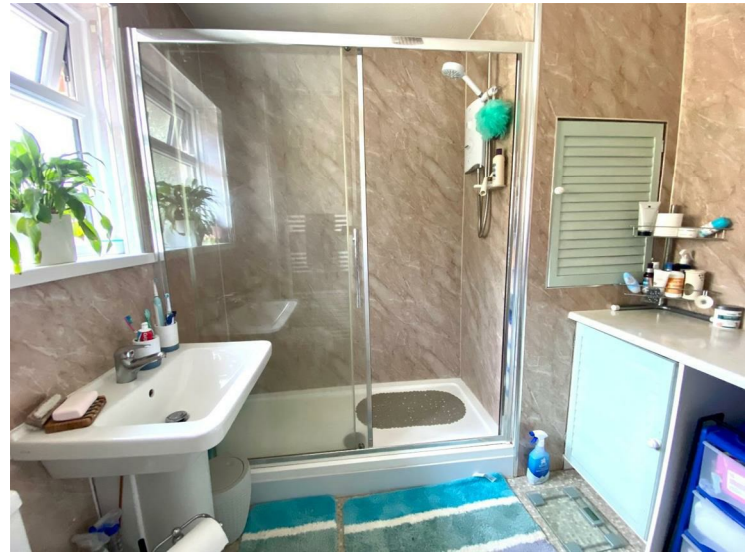
A double bedroom fitted with a radiator, coving, and uPVC double glazed windows to rear aspect.

Bedroom Three



A good size single bedroom with built in wardrobe cupboard, coving and uPVC double glazed windows to front aspect overlooking countryside.

Family Shower Room



A white suite comprising of an enclosed double shower cubicle with panelled walls and glass sliding doors comprising of Mira electric shower over, pedestal wash handbasin with mixer tap, close coupled low-level w.c., white towel radiator, vinyl flooring, panelled walls, built in dressing table with storage cupboard under and side cupboard with uPVC double glazed window to rear aspect.

Rear/Side Garden



A lovely corner plot rear garden measuring 42ft in depth westerly facing complimented with a wide range of flowerbed shrubs and plants with large fishpond, space for greenhouse with raised flower bed borders. Large area laid to lawn with timber store sheds storage with gate to rear.

Property would suit an ideal garden lover with its large vegetable patch area offering a spacious allotment patch if required.

Garden continues to extend to side of property offering enormous potential to extend with a double storey extension if required, leading to front.

Front Garden

Offering a gated entrance pathway leading to the entrance door, offering a range of flowerbed shrubs, leading to side and rear of property.

Services



Mains electric, gas, water and sewerage.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

What3Words

sheep.season.verge

Agent Information

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 Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

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 £100 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

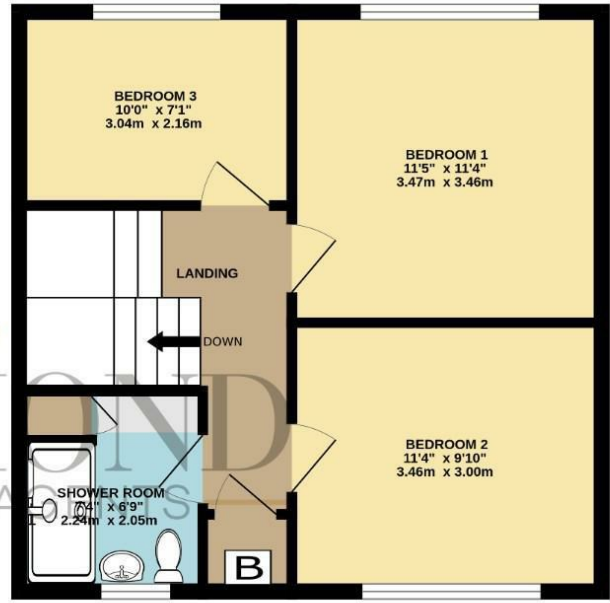
services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

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
565 sq.ft. (52.5 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

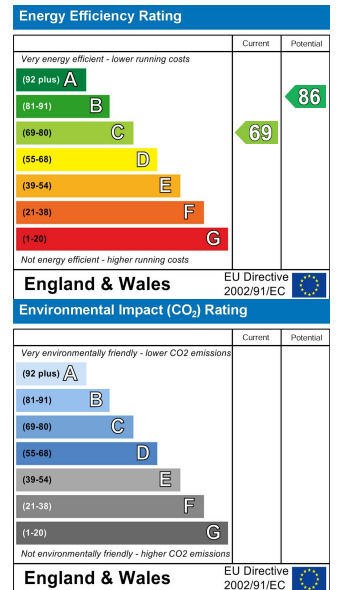
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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