



12 Collepriest View, Ashley, Tiverton, EX16 5PR
Council Tax Band- D Freehold

Offers In The Region Of

- No onward chain
- Tucked away cul de sac position
- Set on a level plot
- THREE bedrooms with main benefitting from Ensuite
- Enclosed southerly facing garden
- Gas central heating
- Kitchen/Breakfast Room plus separate Dining Room
- Edge of town location but with bus stop at entrance to development

Offered with no ongoing chain, this good sized and beautifully kept bungalow occupies a tucked away position in a cul de sac within the sought after Ashley Rise development on the southern outskirts of Tiverton.

The accommodation comprises kitchen/breakfast room plus a separate dining room which could be knocked together to create a modern kitchen dining room, separate naturally light living room with patio doors into the garden, main shower room and three bedrooms with the main benefitting from an ensuite. Outside the property is set on a level plot which is currently a blank canvass for any keen gardener. To the front of the bungalow is a lawned area with a selection of mature plants and shrubs and could potentially be used to create further parking (subject to the necessary consents). The southerly facing rear garden is enclosed and private with a patio area ideal for entertaining whilst the remainder of the garden is low maintenance with paved paths and well stocked flower bed borders housing a plethora of plants a shrubs which provide colour and interest all year round. There is a personal door leading into the garage and one parking space directly in front of the garage.

The market town of Tiverton has a busy shopping centre and recreational facilities and is a little over a mile distant from the property with a regular daily bus service stopping close by. The North Devon Link Road is within a mile and a half distance providing a dual carriageway link to junction 27 of the M5 motorway (about 7 miles distant) where Tiverton Parkway Mainline Railway Station offers access to London Paddington and the rest of the West Country. The rugged coastline of North Devon is circa an hours drive away whilst the calmer south coast is around a 45 minute drive as is the vibrant city of Exeter.



Entrance Hallway

Upon entering the property, you are greeted into the Entrance Hallway with loft hatch, radiator, storage cupboard and an airing cupboard. Doors off to

Dining Room

Window to the front elevation overlooking the front garden area and radiator.

Kitchen/Breakfast Room

This naturally bright and airy room benefits from a window to the rear elevation overlooking the rear garden with partial countryside views beyond. The Kitchen comprises of a range of base cupboards and drawers with worktop over and tiled splashbacks, space for fridge freezer, integrated four ring gas hob with electric double oven under, inset one and quarter sink with mixer tap. Matching wall mounted cupboards with recirculating hood and a breakfast bar area. Archway through to

Utility Area

with door leading out to the rear porch. This area is fitted with a further range of base cupboards with rolled edge

worktop over with inset single drainer sink and matching wall mounted cupboards. Spaces for fridge freezer, washing machine, tumble dryer and further radiator.

Rear Porch

windows overlooking the rear garden. Door leading out to the rear patio area.

Lounge

This naturally bright room benefits from a window to the side elevation and sliding patio doors leading out to the rear patio area with partial views to countryside. The main focal point of the room is the feature fireplace with coal effect fire and stone hearth and surround. There are television and telephone points.

Shower Room

With obscure glazed window to the side elevation and fitted with a suite comprising low level walk in shower cubicle, low level WC, vanity wash basin with storage under and tiled splashbacks, light with shaver socket and radiator.

Bedroom Two

Window to the side elevation overlooking the garden and radiator.

Bedroom Three

Window to the side elevation overlooking the side garden area and radiator

Bedroom One

A bay window to the side elevation overlooking the garden. Radiator, telephone point, built-in wardrobe with sliding doors, hanging rail and shelving. Door into

Ensuite

Obscure glazed window to the side elevation and fitted with a suite comprising pedestal wash basin, low level WC, tiled walls, mains thermostatic shower just requiring a cubicle to be refitted, shaver socket, radiator and wall mounted electric fan heater.

Outside

The property is approached via a brick paved path leading to the front door with courtesy gate leading to the rear garden. The front and side garden is laid to lawn with a very well stocked flowerbed border housing a profusion of plants and shrubs.

To the rear, the garden is enclosed and has been made low maintenance with a large



patio area which is ideal for entertaining enjoying the sunshine. A brick paved path lead to the rear access gate to the driveway. A further paved path leads to the garage courtesy door. The remainder of the garden is a gardeners paradise with an array of flower beds housing a plethora of flowers and shrubs.

Garage

The garage has an up and over door along with power and lighting.

what3words
barks.skip.public

Services

Services connected are mains electricity, gas, water and sewerage. The property is part of a deceased estate and Diamond Estate Agents can confirm that the Grant of Probate has been received.

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>

Agents Notes

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). Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

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.





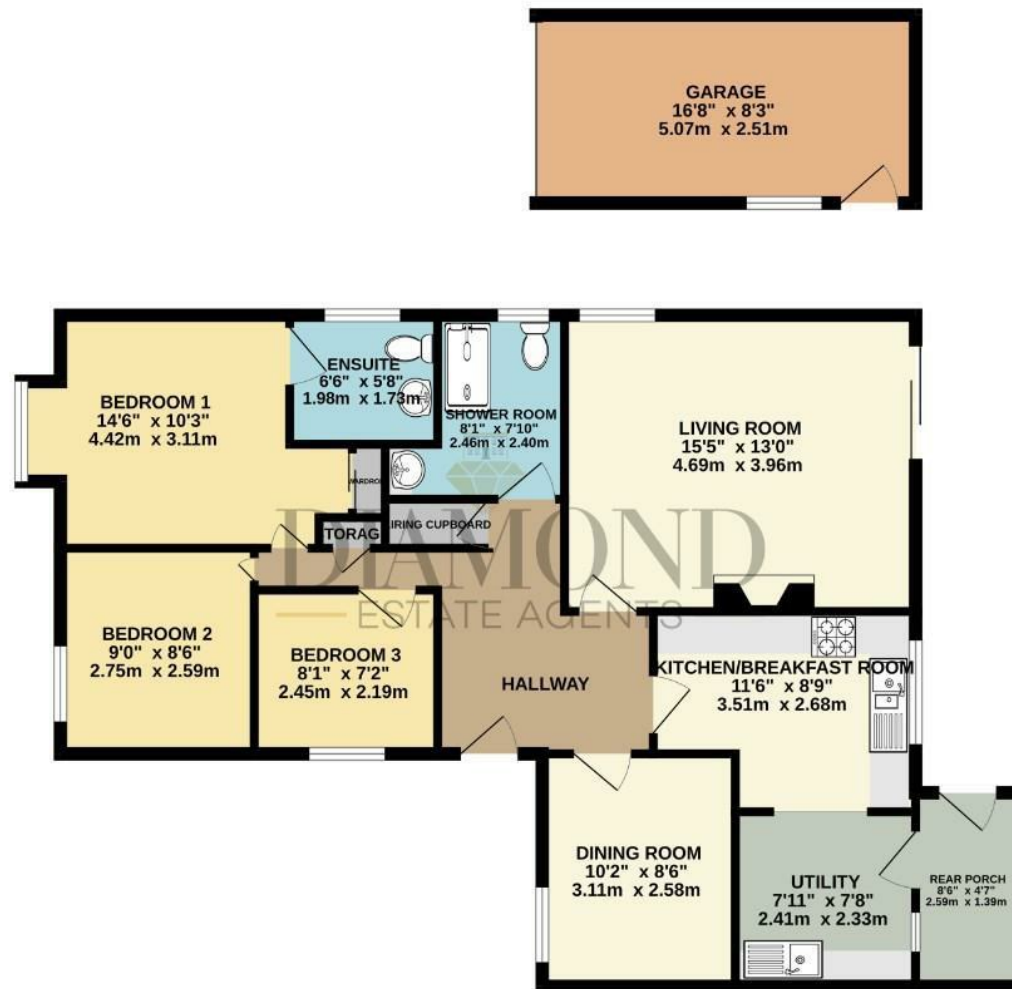
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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.



GROUND FLOOR
1065 sq.ft. (99.0 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (99.0 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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