



124 Chapel Street, Tiverton, EX16 6BZ

Freehold

Offers Around £275,000

Council Tax Band - A

This stunning TWO DOUBLE bedroomed home comes with the remainder of the new build warranty and is situated on the popular Chapel Street with the added benefit of private parking for TWO to THREE cars.

The property offers the character of an older property with the high ceilings and plenty of windows giving lots of natural light whilst having the modern conveniences of gas central heating, double glazing and modern fittings throughout. The property has had many storage upgrades by the owners including full height wardrobes, useful storage in the lounge and first floor landing. Outside the property has an enclosed rear garden which is low maintenance and perfect for entertaining and enjoying the afternoon and evening sunshine.

Chapel Street is an ideal location offering easy access to the town centre with shops and schools on the door step within a few minutes walk. The M5 is accessible via the North Devon Link Road with Tiverton Parkway mainline railway station serving London Paddington and Exeter City Airport both easily accessible.

Entrance Hallway

Upon entering the property, you are greeted into the entrance hallway where you can see the quality of the fittings in the property with the high ceilings, wood effect flooring which is throughout the downstairs accommodation. The wide stairs lead to the first floor landing and doors off to

Lounge



This bright and airy room benefits from dual aspect windows to the fronts and side elevation giving plenty of natural light. There is a useful built in storage / media unit with soft closure doors creating a sleek modern look. The central light gives off a natural daylight feel.

Cloakroom



A modern white suite comprising of low level WC, wash hand basin and wood effect flooring

Kitchen/Diner



This modern kitchen is perfect for the keen cook with plenty of worktop space and storage whilst being a great social space. The kitchen comprises of a range base cupboards and drawers with worktop over, integrated appliances including fridge/freezer, electric halogen hob with oven under and dishwasher, along with spaces for washing machine and tumble dryer. Matching wall mounted cupboards with under cupboard lighting, larder style storage cupboard, window looking out over the rear garden and door leading to the covered area.

First Floor Landing



This wide landing has a window to the front elevation, storage cupboard, loft hatch with pull down ladder giving access to the loft which has been boarded and set out for storage. Doors off to

Bedroom One



With a window to the rear elevation overlooking the rear garden. Built in full height wardrobes with hanging rails and shelving with matching dressing and bedside tables. There is a large centre light.

Bedroom Two



With dual aspect windows to the front and side elevations giving plenty of natural light. Built in full height wardrobes with hanging rail and shelving along with matching storage cupboard and desk.

Bathroom



Modern white suite comprising panelled bath with mixer tap and mains thermostatic shower over, glass shower screen, low level WC and pedestal wash basin. There is a heated towel rail, tiled flooring and tiled splashbacks.

Outside



To the front of the property is a low maintenance garden which is laid to gravel with a paved path leading to the entrance gate. A patio area leads to the front door.

To the rear of the property is a covered walk way which is perfect for entertaining all year round or drying clothes in wet weather. A path from the rear door leads to a patio area with storage shed. Steps lead to the upper garden which has been laid to gravel and perfect for enjoying the afternoon and evening sun.

A gate leads out to the rear parking area where there is parking for 2-3 cars.

Private Parking

To the rear of the property there is parking for 2-3 cars accessed from slightly further down Chapel Street.



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Services

Mains electric, gas, water and drainage.

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 Declaration

Under Section 21 of the Estate Agents Act 1979, the Directors wish to inform any prospective purchasers that this property is owned by the parents of an employee of Diamond Estate Agents.

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.

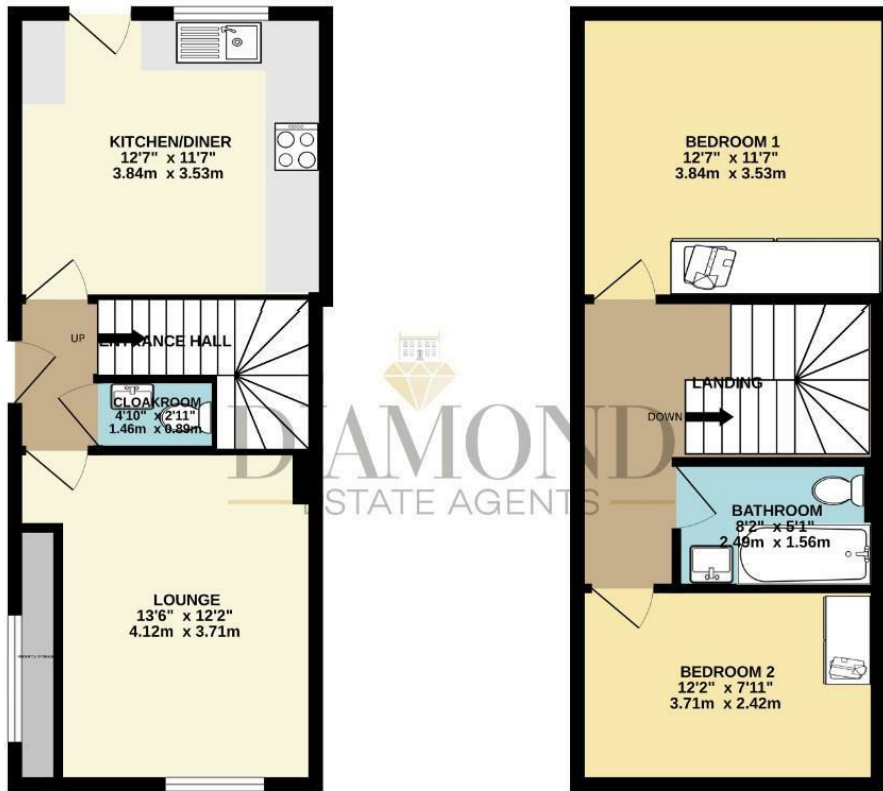
We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

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.

Floor Plan

GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.

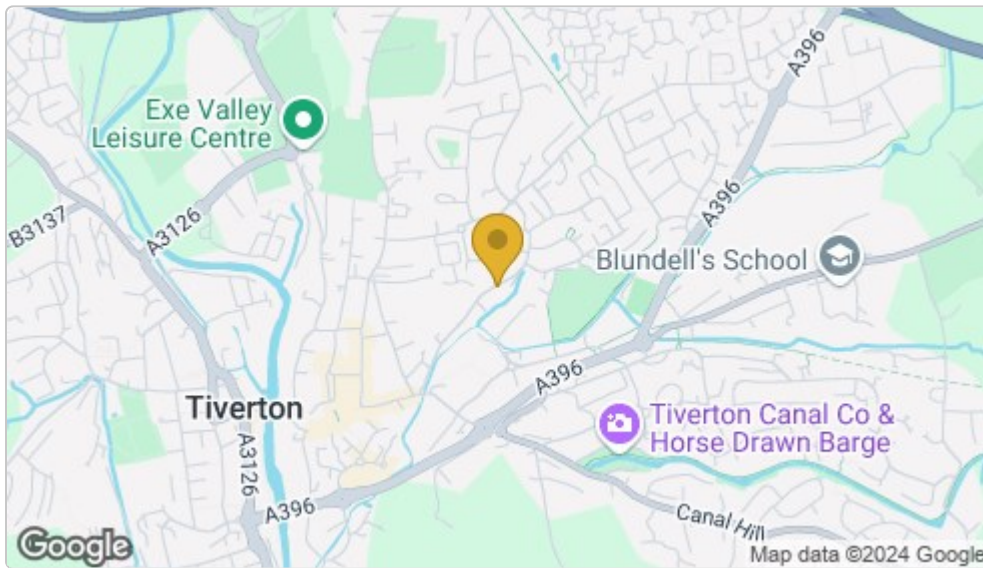
1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



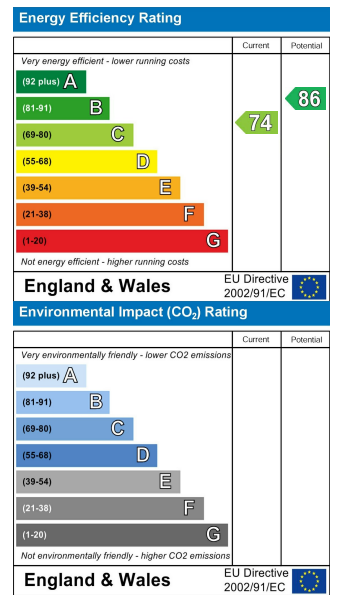
TOTAL FLOOR AREA - 757 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix 60023

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.