



150 Chapel Street, Tiverton, EX16 6DE

Council Tax: A Freehold

Open To Offers £190,000

A stunning TWO DOUBLE BEDROOMED extended end terrace house - must be internally viewed to be fully appreciated. Recently improved, the property provides open plan ground floor accommodation ideal for entertaining.

The accommodation comprises of a uPVC double glazed entrance door on entering the property leading to a sitting room and dining area with spindle stairwell leading to the first floor providing storage cupboards under, continuing with open plan accommodation to the kitchen/breakfast room with breakfast bar and modern fitted kitchen. To the rear the property offers a rear lobby with uPVC double glazed door to the stunning rear garden and door leading to the cloakroom. Upstairs the landing leads to a lovely white suite shower room that features a large walk in shower unit while the double bedrooms are presented to an excellent standard with built in cupboards to bedroom two.

Outside the rear garden has been landscaped to provide an ideal entertaining space with a well lit raised decking area providing a BBQ area and built in seating.

Chapel Street is located within a short walk to the town centre and Tesco and Lidl superstores, while takeaway restaurants, a laundrette and schools are positioned almost on the doorstep. The North Devon Link Road is located within a short drive and provides direct access to the M5 for Parkway mainline station and Exeter City Airport and City Centre.



Sitting Room

A spacious and well presented sitting room, recently redecorated offering a uPVC double glazed entrance door that is open plan looking through the dining and kitchen area to the rear door fitted with laminate wood flooring, fireplace flue with Oak beam mantle, storage cupboards with shelving over, radiator, uPVC double glazed window to front aspect, open archway, leading to

Dining Room

Continuing with laminate wood flooring, radiator, stunning panelled feature walls, spindle balustrade stairwell leading to first floor with storage cupboards under, open archway leading through to

Kitchen/Breakfast Room

A refitted kitchen/breakfast room offering a wide range of worktops with matching

upturn, with a stainless steel one and a half bowl sink unit unit with mixer tap, space for freestanding double oven and electric hob with cooker hood above, range of cupboards and drawers with space and plumbing for washing machine and tumble dryer with space for fridge/freezer, tiled splashbacks, matching eyelevel cupboards, tiled flooring, uPVC double glazed window to side aspect, wall mounted Worcester boiler servicing hot water and heating inside a large storage cupboard with door leading to.

Rear Lobby

Leading from the kitchen offering shelving and storage cupboard with modern consumer unit, door leading to cloakroom and uPVC double glazed window and door leading to rear garden.

Cloakroom

A white suite offering a close coupled low level

w.c. with hidden cistern and single glazed window to rear aspect.

First Floor Room

An L-shaped landing space with loft hatch leading to attic space and doors leading to.

Bedroom One

A generous double bedroom offering feature panelled wall with wall lights and uPVC double glazed window to front aspect.

Bedroom Two

A generous double bedroom offering two built in cupboards and uPVC double glazed window to rear aspect.

Shower Room

A stunning white suite comprising of a double walk in shower cubicle with glass screen and mains shower with rain head, pedestal wash hand basin, and low level w.c. with tiled splash backs, radiator and extractor fan.



Rear Garden

A stunning town centre rear garden measuring approximately 27ft in depth landscaped to offer a walled rear boundary and timber fencing featuring a raised decked area with inset spot lighting with seating and barbecue, external tap, flower beds with space for shed.

Side Garden

To the side there is a shared hardcourt area ideal for bike storage with side gate leading to the rear garden.

What3Words

///hurt.serve.pens

Services

Mains electric, gas, water and sewerage. Fibre internet is connected to the property.

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>

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). 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.

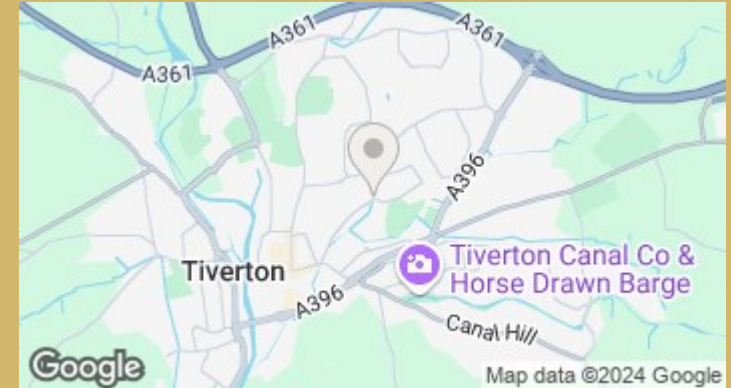
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

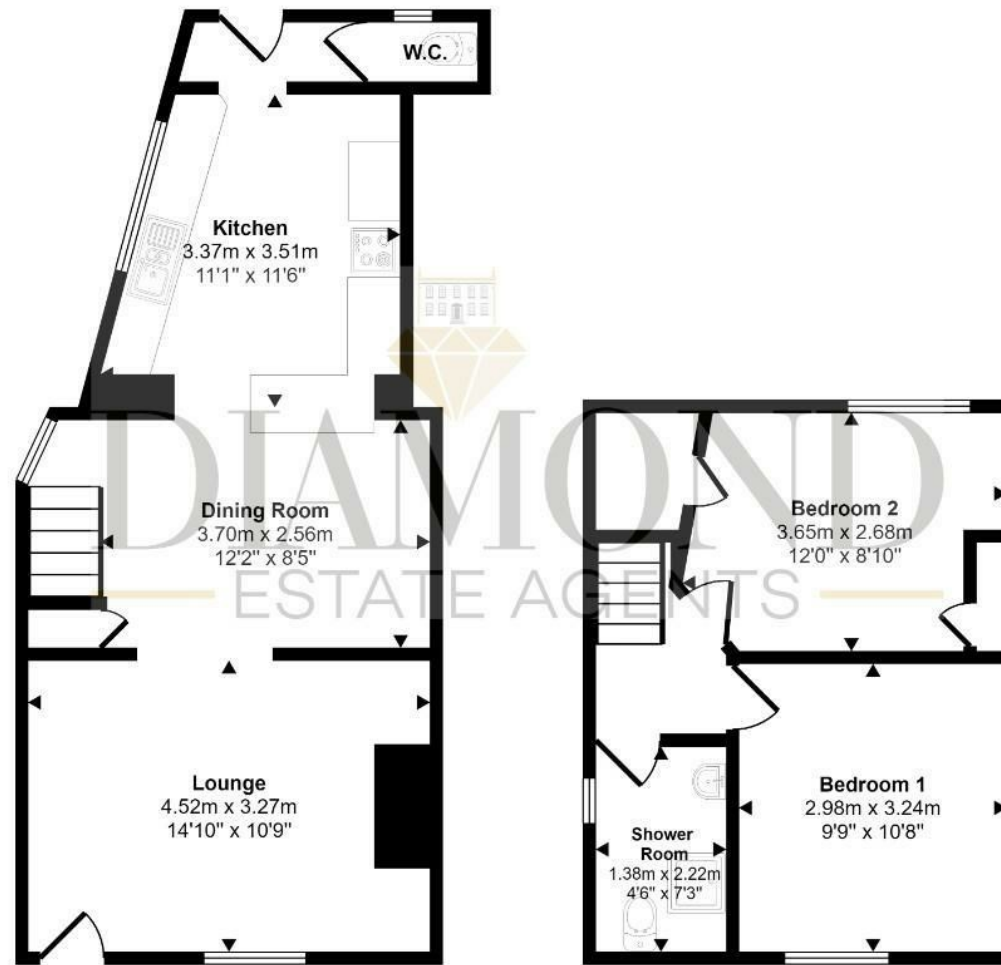
Environmental Impact (CO ₂) Rating		Current		Potential	
<i>Very environmentally friendly - lower CO₂ emissions</i>					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
<i>Not environmentally friendly - higher CO₂ emissions</i>					
England & Wales		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.



Approx Gross Internal Area
68 sq m / 732 sq ft



Ground Floor
Approx 40 sq m / 434 sq ft

First Floor
Approx 28 sq m / 298 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.