



Melbourne House, 69 Melbourne Street, Tiverton, EX16 5LD

Price £495,000

Council Tax: D    Freehold

Dating back to the Georgian era, Melbourne House is a stunning THREE bedroom family home, spread over three floors. This partially Grade 2 listed family home has been extended over the years to provide ample and adaptable accommodation.

Viewers are greeted with the breath taking frontage of the property, benefitting from a modern glass room with log burner to use throughout the 12 months of the year. There is enormous potential to further adapt to create an annexe if required.

The accommodation offers a feature entrance hall with spindle balustrade stairwell leading to all floors, dual aspect sitting room with log burner and original cornicing, dining room and extended kitchen area with French doors to the glass room and modern fitted kitchen with integrated appliances.

The glass room with its stunning log burner provides a tranquil rest or entertaining area, with doors leading to a utility/playroom, and a double garage/workshop with a staircase leading to a generous hobbies/playroom.

The first floor accommodation provides access to bedroom one with its walk-in wardrobe and the beautiful shower room, worthy of a luxury hotel.

The second floor landing provides storage cupboards and doors leading to bedroom two, with feature original beams, and bedroom three offering a skylight as an added extra feature.

Outside, the grounds speak for themselves, with a security gate entrance and walled boundary providing access to the large drive for numerous vehicles. Landscaped garden with level grounds ideal for children playing and entertaining, leading up to the glass room which opens right up for the summer months or enclosed & cosy with the log burner in the winter.

The property is located on Melbourne Street only a minutes walk to local shops and schools or the town centre while the North Devon link road provides access to the M5 and Parkway mainline station to London Paddington or Reading for the Elizabeth Line.



### Entrance Hall

Greeted with boxed eaves and round-headed doorways that have rusticated quoins, the large double glazed entrance door with arch window above and solid Oakwood flooring with spindle balustrade stairwell leading to all floors, consumer box and glass panelled doors leading to.

### Sitting Room

A wonderful dual aspect light and airy living space that is well presented and spacious with two feature radiators and sash windows with secondary glazing to side and front aspects, stunning cast iron log burner fireplace with granite hearth and mantle surround, t.v. and telephone point, original feature architraves with flat ceiling and circular light pendant architrave in keeping with the corncing enjoying the views out and over the front garden.

### Dining Room

Continuing with solid oakwood flooring, radiator, coving, inset spotlighting with doorway leading through to.

### Extended Kitchen Area

Continuing with the same kitchen fittings to offer an element of kitchen extension offering a range of cupboards and drawers with inset LED kickboard spotlighting and roll top work surfaces over with matching high rise upturn, mirrored USB Plug sockets, spotlight fixing, feature radiator with laminate flooring and uPVC French doors leading out into the stunning glass room and doorway leading through to.

### Kitchen/Breakfast Room

Kitchen breakfast room  
A modern well fitted kitchen offering a wide range of cupboards and drawers under a roll top

worksurface with matching upturn and Adobe one and a half square bowl sink unit with mixer tap over, integrated appliances including a fridge/freezer, dishwasher, Neff double oven. Matching eye level cupboard with under lighting, built in four ring Neff electric induction hob with stainless steel splashback and matching chimney style cooker hood above, inset spotlighting and further spotlight fixing with glass fronted display unit and t.v. point. Double glazed sash window looking out to front aspect into the glass room and garden.

### Glass Room

A stunning eye catching addition used throughout the whole year benefitting from eight large tinted sliding glass doors that opens along the front and side to the maximum width. Complimented with matching glass roof benefitting from a stunning cast iron log burner fireplace and tiled flooring looking out onto the stunning frontage with doors leading to.

### Utility Room/Play Room

Commonly used as a utility/playroom featuring an orangery glass roof offering a radiator and double glazed windows, over looking into the garage with the range of cupboards and work surface offering a built in stainless steel sink unit with mixer tap, matching upturn, cupboard. t.v. point, USB plug socket points, uPVC double glazed window to side aspect and spotlight, further centre island/breakfast bar with cupboards under and radiator and door leading to. This room offers the potential to create a second kitchen area if an annexe is required in the future.

### Cloakroom

Offering a close coupled low level w.c. with radiator and inset spotlighting with laminate flooring.

### Double Garage/Workshop

Offering a generous double garage/workshop space built approximately in 2009 with an electric roller door to front aspect and insulated roof space with double glazed window to side aspect, light and power, further window looking into the utility/play room with door and stairs leading to.

### Play/Hobbies Room

A generous dual aspect room offering enormous potential to incorporate into the main accommodation if required that could potentially be used as an annex or bedroom if required, fitted with two velux windows to side aspect and double glaze window to front and rear aspects, radiator, and inset spotlighting.

### First Floor Landing

Offering a spindle balustrade stairwell leading to the second floor with sash window and secondary glazing to front aspect, overlooking the front garden with radiator and doors leading to.

### Bedroom One

A dual aspect double bedroom offering two large sash windows to front and side aspects with secondary glazing, two built in drawer units and walk in bifold door wardrobe with sensor lighting and radiator.

### Family Shower Room

Offering a high end quality eye catching shower room recently refitted benefitting from an extra large walk in shower cubicle with glass screen and rain head with



further attachment. Low level w.c. with hidden cistern and wash hand basin set on a vanity storage unit with cupboards, chrome electric radiator, inset spotlighting, foot warming underfloor heating, sash window with secondary glazing to front aspect, fully tiled throughout from floor to ceiling.

### Second Floor Landing

Continuing with the spindle balustrade stairwell leading to the second floor landing with louvre door built in storage cupboards, velux window to front aspect offering partial views in the distant with doors and step up to.

### Bedroom Two

A dual aspect double bedroom offering a velux window to front aspect, and upvc Georgian style sash window to side aspect with feature original beam.

### Bedroom Three

A double bedroom offering radiator and Velux window to side aspect, feature skylight window and original feature beams add to the character of the property.

### External

A real feature offering stunning kerb appeal from the moment you enter the grounds with its electric entry gate leading onto a large block paved drive area for numerous vehicles providing off road parking and level lawned and astro turf garden areas with feature seating area to look back at the property, secure with walled boundary and secure entry gate for the conscious security minded home owner. The drive continues leading upto the garage and front door entry offering a low maintenance frontage area that is perfect for entertaining or children playing within a safe and secure space.

AGENT'S NOTE OF DISCLOSURE - Buyers must be aware there is a small strip of land located along the boundary wall of the entrance drive that is on license to use for the current owners to use as their own drive area. Any new owners will be required to apply for a new license

### DISCLOSURE - Licensed Area of Drive

THIS LICENCE is made the 19th March 2007 BETWEEN LOWMAN MANUFACTURING COMPANY LIMITED of The Island Lowman Green Tiverton Devon (hereinafter called "the Company") of the one part and Property Owner and Property Owner both of 69 Melbourne Street Tiverton Devon (hereinafter called "the Licensees") of the other part WHEREAS

1. The Company is the estate owner in respect of the fee simple absolute in possession of the land coloured green on the plan annexed hereto (hereinafter called "the Green Land") free from encumbrances
2. The Company has agreed with the Licensees that the Licensees may enter upon the Yellow Land upon the terms and conditions hereinafter contained NOW THIS DEED WITNESSETH as follows:-

1. THE Company hereby granted to the Licensees licence and permission for themselves and the members of their immediate family residing at 69 Melbourne Street and their servants agents workmen and contractors and other invitees in common with the Company and all others having the like right to enter upon the Green Land in order to:-

- (i) maintain it as garden
- (ii) keep it tidy and free of weeds
- (iii) to drive over it in order to park a car in a garage located on the licencee's property PROVIDED THAT the Licensees should satisfy themselves as to the safety of the said garage and shall be responsible for any damage caused to persons or property arising out of such use and shall fully indemnify the Licensor against all costs claims and liabilities arising out of such use but not for any other purpose whatsoever

2. IT IS HEREBY AGREED AND DECLARED that the rights hereby granted shall not be severable but shall be enjoyed only so long as 69 Melbourne Street shall be occupied as one tenement and that the Company or its successors in title shall be restricted from using the Green Land in any manner they choose and from terminating this Licence at any time on four weeks written notice

3. THE Licensees shall not make any objections to a planning permission that may be sought by the Company in respect of the Green Land and the Licensees hereby confirm their agreement to any such application in advance

4. THIS Licence is personal to the Licensees and is not assignable

5. THE Licensees hereby covenant with the Company to:-

- (i) make good any damage caused to the Green Land arising out of the exercise of the Licence hereby granted and to indemnify and keep indemnified the Company from any claims arising out of the exercise of such Licence
  - (i) not to interfere with or block the gates between Melbourne Street and the Green Land
6. TO the extent permitted by law the Licensees and their invites shall not have any claim against the Company arising out of the exercise of the Licence hereby granted and the Licensees shall hereby indemnify the Company against any claims made against it by an invitee of the Licensees arising out of the exercise of the Licence hereby granted

7. THIS Licence is terminable by four weeks written notice given by either party to the other IN WITNESS whereof the parties hereto have hereunto set their hands the day and year first before written SIGNED by THE SELLER AND THE SELLER

### Agents Note

We understand from the seller that half of the property is a grade 2 listed building upto the the external down pipe. Extensions over the years were subject to accepted planning and building consent and fall outside the grade

2 listed area. Further information is available from the agent if required. The extensions provide potential to create a large self contained annexe if required. (subject to further building consent).

### Property Information

- Mains Gas
- Mains Electric
- Mains Water
- Fibre Internet
- Planning and building consents and construction dated 2009.

### Agent Information

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

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 legal Money Laundering regulations. There is a £10 administration fee per named buyer purchasing a property and payment can be made by contacting the agent.

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.

### What3Words

///sends.usage.switch



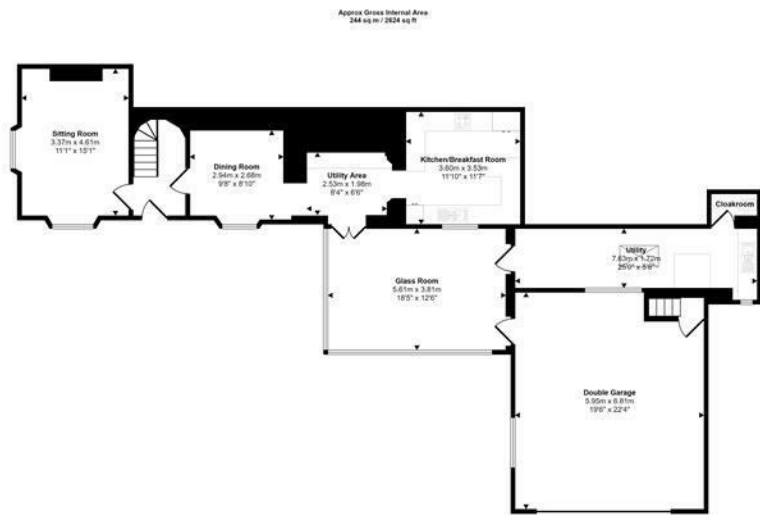


Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs						
(92 plus) A			66	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B				(92 plus) A		
(69-80) C				(81-91) B		
(55-68) D				(69-80) C		
(39-54) E				(55-68) D		
(21-38) F				(39-54) E		
(1-20) G				(21-38) F		
Not energy efficient - higher running costs						
England & Wales			EU Directive 2002/91/EC	England & Wales		
				EU Directive 2002/91/EC		

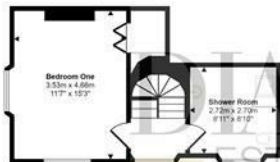


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should 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.

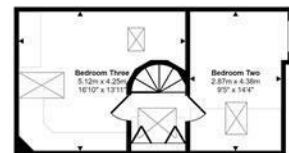




Ground Floor  
Approx 158 sq m / 1699 sq ft



First Floor  
Approx 32 sq m / 344 sq ft



Second Floor  
Approx 34 sq m / 363 sq ft



Garage Room  
Approx 37 sq m / 394 sq ft

Denotes head height below 1.8m

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 misstatement. Some of items such as bathroom fixtures are representative only and may not look like the real items. Made with MagicDraw 2015.

