



**21 Priory Road, Tiverton, EX16 6TQ**  
**Freehold**  
**Offers In Excess Of £300,000**  
 Council Tax Band - C

Situated in the popular Lowman Park area of Tiverton, this extended THREE bedroomed semi detached family home has been lovingly improved through the years to provide spacious and well presented accommodation throughout.

The property offers a canopy entrance porch, entrance hall with stairs leading to first floor, sitting room with box bay double glazed windows leading into a stunning kitchen/dining room that has been extended in 2020 to provide eye catching units with lovely centre island and breakfast bar along with space for a large dining table and chairs as well as a number of appliances. Situated off the kitchen area, there is a new ground floor cloakroom and utility cupboard providing space and plumbing for a washing machine while large double glazed French doors and windows look out and lead out onto a stunning landscaped rear garden that is perfect for entertaining and an ideal space for children to play. Upstairs, the accommodation offers two double bedrooms and a good size single third bedroom with a well fitted family bathroom and further storage cupboard.

To the front, the property benefits from an extended garage which houses a newly fitted combi boiler and is ideal as a large workshop for someone with keen interests and hobbies. This leads out on the drive for off road parking. The property benefits from gas central heating and uPVC double glazed windows and doors throughout.

Lowman Park is ideally situated within walking distance of popular walks, shops and restaurants with a range of schools located nearby while the North Devon link road links to the M5 for Parkway mainline station to Paddington London or Reading for the Elizabeth Line.



### Canopy Entrance Porch

Leading in with a UPVC double glazed window and door to

### Entrance Hall

Offering radiator and laminate flooring along with stairs rising to the first floor landing and door leading to

### Sitting Room



Offering a spacious room, fitted with radiator and storage cupboard under the stairs, TV and telephone points, box bay window to front aspect with UPVC double glazed windows.

### Kitchen/Breakfast/Dining Room

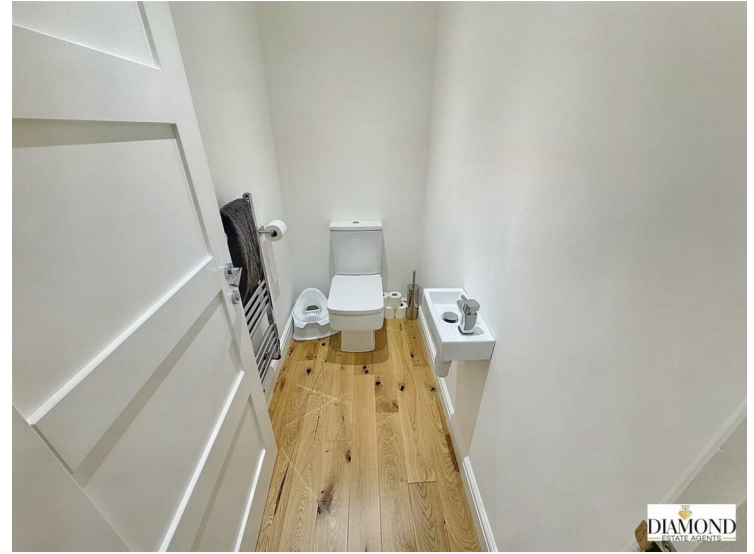


An impressive living space that has been refurbished and extended to offer a spacious room with a wide range of cupboard and drawers. These have square-edge worktops with matching upturn for electric induction hob with white glass splashback and a stainless steel cooker hood above and square edge worktop and a Lamona one-and-a-half square bowl sink unit with mixer tap over and super central breakfast bar. Appliances included are AEG double oven / microwave / grill / combi.

The dining area has a radiator and inset spotlighting, Oakwood flooring, space for fridge freezer, UPVC double

glazed doors and window to rear aspect leading out into the rear garden.

### Cloakroom

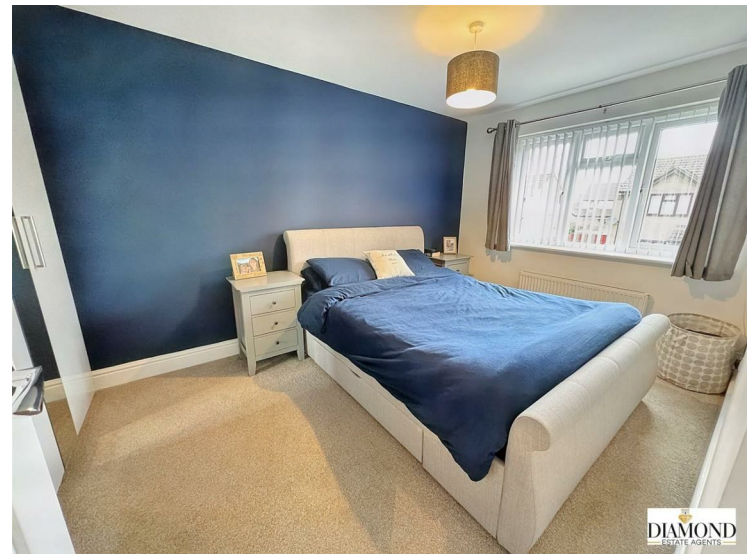


Modern white suite comprising low level WC and wall mounted wash hand basin. There is a heated towel rail.

### First Floor Landing

An L-shaped landing space with spindle balustrade, storage cupboard with loft hatch leading to attic space and doors leading to

### Bedroom One



A good size double bedroom with large alcove which is ideal for wardrobe space or built in wardrobes if required, TV point, radiator and UPVC double glazed window to front aspect.

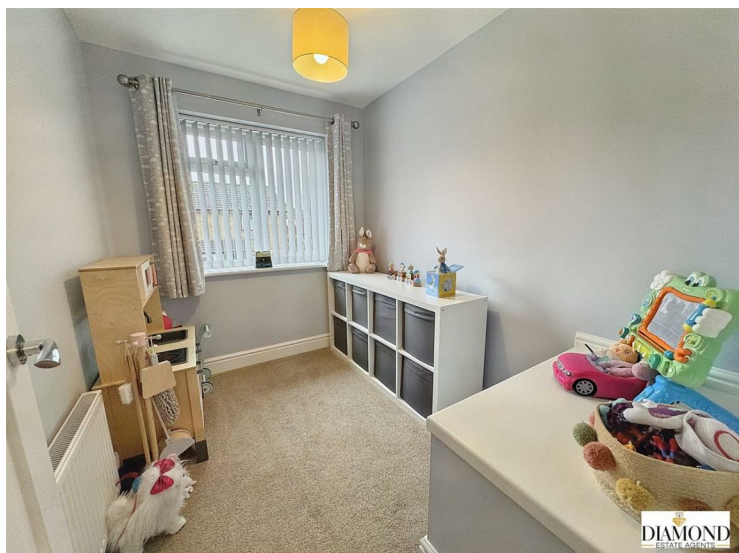


## Bedroom Two



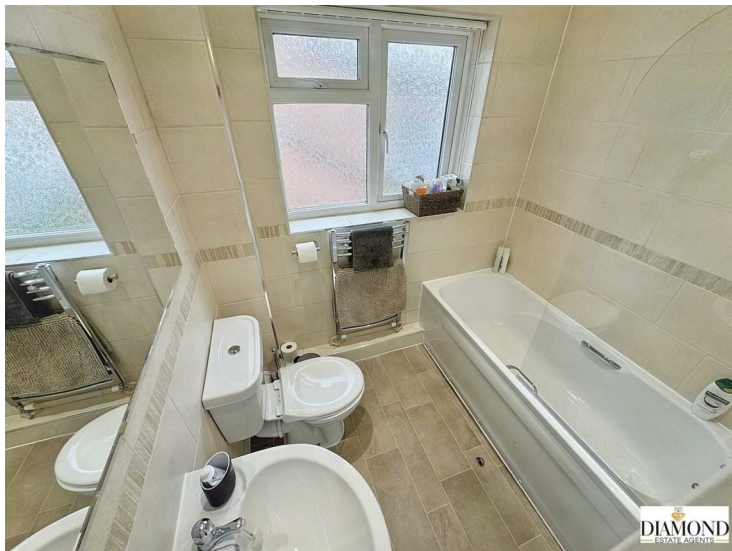
A double bedroom offering radiator and UPVC double glazed window to rear aspect.

## Bedroom Three



A single bedroom offering radiator and UPVC double glazed windows to front aspect.

## Family Bathroom



Fitted with a modern three piece white suite comprising panelled bath with mains shower and glass shower screen over, pedestal wash hand basin, close coupled low level WC, chrome towel radiator, vinyl flooring, tiled walls, shaver point, inset spotlighting and UPVC double glazed window to rear aspect.

## Garage

The garage has been extended to offer one-and-a-half times width. This generous space has potential to incorporate into the main accommodation if required. Up and over door to front aspect, UPVC door to rear aspect. There is a wall mounted Glow-Worm combi boiler, light and power.

## Front Garden and Drive

The front garden is mainly laid to lawn, with path to entrance door and driveway leading to garage.

## Rear Garden



To the rear, the garden has been landscaped and designed with minimal maintenance in mind and offers a large paved area and astroturf lawned area and is ideal for entertaining and for the kids to play. There is an external water tap and the garden is enclosed with timber fencing and a wall making a safe space for children and dogs.

## What3Words

origin.hurt.jelly

## Services

Mains electric, gas, water and sewerage. Property has been extended to the rear in 2020 with building consent.

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).

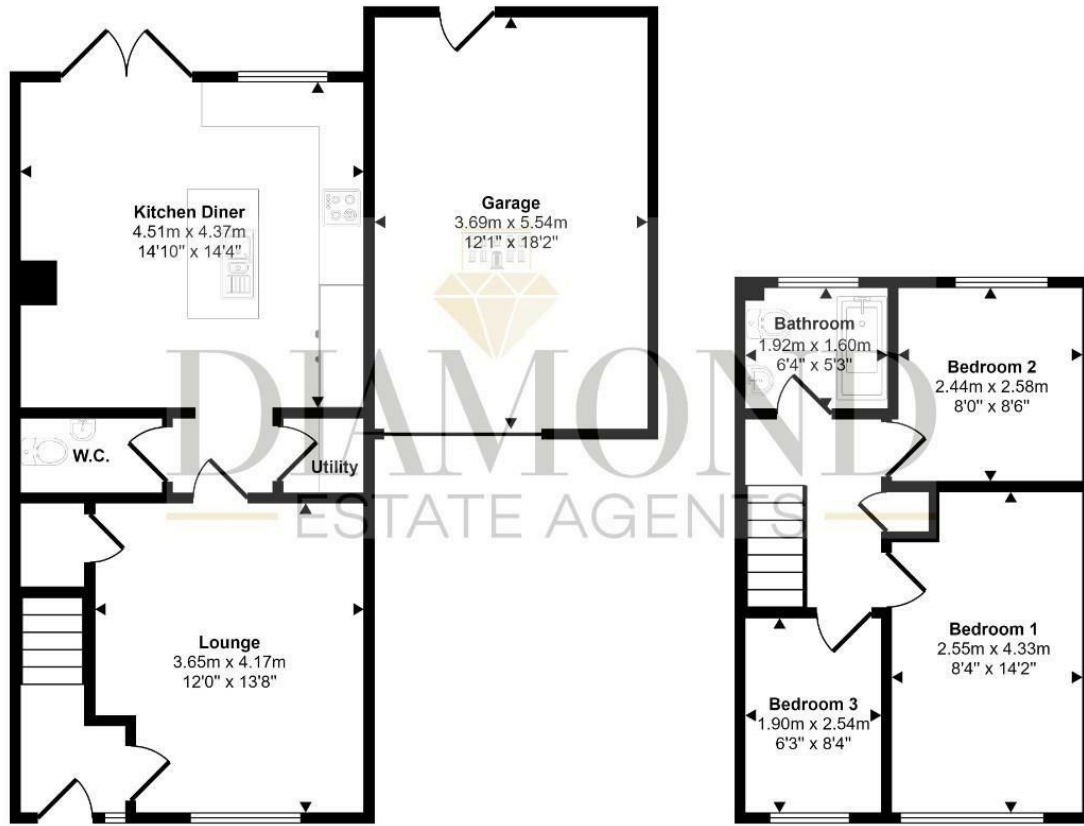
We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

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.



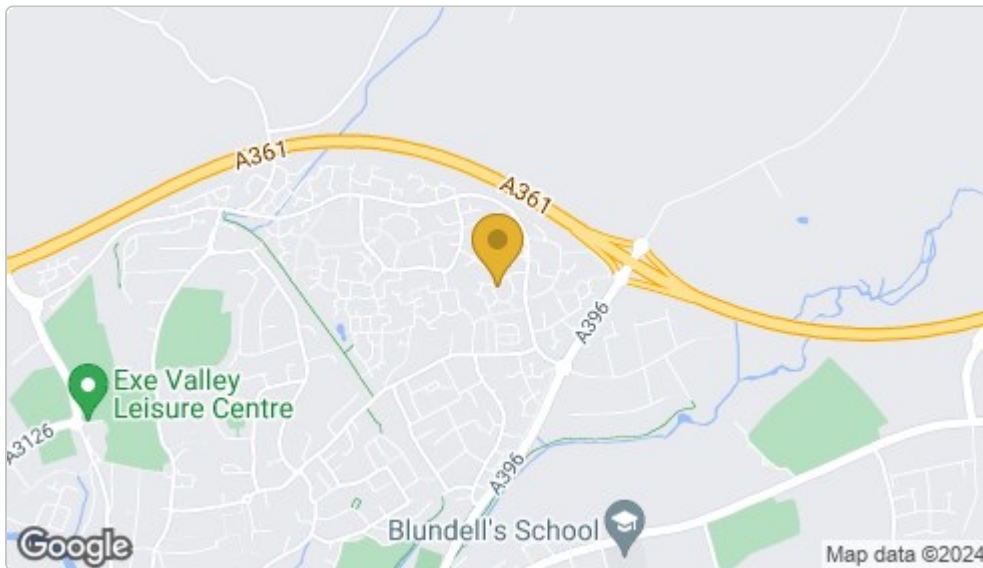
# Floor Plan

Approx Gross Internal Area  
99 sq m / 1062 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.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>		74	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.