



**6 Maple Grove, Tiverton, EX16 6QL**

Council Tax: C    Freehold

**Price £190,000 Freehold**



- Town Centre House
- Three Double Bedrooms
- Potential Rental income £950pcm - 5.2% Yield
- Lounge/Diner
- Kitchen & Pantry
- Cloakroom, Bathroom & Separate W.C.
- No Garden
- Integral Garage
- Walk to Town
- Gas Heating and uPVC Double Glazing



**EXCELLENT INVESTMENT OPPORTUNITY or FIRST TIME PURCHASE!**

Situated within a minute's walk to the town centre this **THREE DOUBLE BEDROOM HOUSE** with **GARAGE** and **NO GARDEN** offers spacious accommodation throughout.

The accommodation comprises of a canopy entrance porch leading into a an entrance hall with stairwell to the first floor landing and door to the generous lounge/dining room that leads to the kitchen and rear lobby where there is a large storage cupboard under stairs and cloakroom and door leading to the integral garage, which also benefits from a useful utility area and door to rear.

Upstairs the light and airy landing space leads to three double bedrooms benefitting from built in wardrobes to bedrooms one and two and a white suite family bathroom and separate W.C. The property benefits from gas central heating by radiators uPVC double glazed windows and door.

Maple Grove is a highly sought after location within the town centre, yards from Gold Street for Tesco Superstore or Fore Street for town centre with various shops restaurants and services all within easy reach while the North Devon Link Road is a short drive linking to the M5 for Parkway Mainline station to Paddington London or Reading for the Elizabeth Line or Exeter City Airport and City Centre.

The property will be offered with **VACANT POSSESSION** and **NO ONWARD CHAIN!**





## Canopy Entrance Porch

Entering with a uPVC double glazed entrance door leading to

## Entrance Hall

Laminate wood flooring with stairwell leading to first floor landing (stairlift, optional if required) telephone, Window and door leading to

## Lounge/Diner

A good size living space fitted with laminate wood flooring, gas fire, radiator, uPVC double glazed windows to front aspect, t.v. and telephone point, window to entrance hall and sliding doors leading to

## Kitchen

Fitted with a range of units comprising of cupboards and drawers with matching eye level units with inset stainless steel sink unit and tile splashback, space for fridge/freezer. space for oven gas and hob, wall mounted glow worm Combi boiler servicing hot water and heating, vinyl flooring, adjustable spotlight fixing, extractor fan, consumer unit, radiator and door leading to

## Internal Lobby

Storage cupboard under stairwell with doors leading to

## Cloakroom

Offering low-level WC with wash hand, basin, towels, splashback, radiator, vanity storage, spotlight fixing, sliding door with uPVC double glazed window to rear aspect.

## Integral Garage

An excellent addition that is rarely seen in a town centre property, offering light and power, gas meter mains with door leading to rear aspect and space and plumbing for washing machine with up and over door to front.

## First Floor Landing

A light and airy irregular shaped landing space with window to rear aspect and doors leading to

## Bedroom One

A large double bedroom fitted with radiator, square walk in bay uPVC double glazed windows to front aspect, (TV and telephone Point assumed).

## Bedroom Two

A good size double

bedroom with radiator and built in bifold double door wardrobe cupboard with further built in radiator and uPVC double glazed windows to front aspect with pleasant views in the distant.

## Bedroom Three

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

## Bathroom

A white suite comprising of a panelled bath with mixer tap and shower hose attachment, triton electric shower and shower screen over, pedestal wash hand basin, fully tiled walls and uPVC double glazed window to rear aspect.

## Separate WC

Offering a white suite with low-level wc pedestal wash hand basin with splashback, radiator and vanity storage cupboard with uPVC double glazed window to rear aspect.

## What3Words

///swaps.deflection.after

## Property Information

Mains Electric and Gas, Water and Sewage





Diamond Estate Agents understand from the seller there is a service charge of £38.00 per half yearly for the upkeep of the communal garden and shrubbery areas.

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>

**Agency 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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

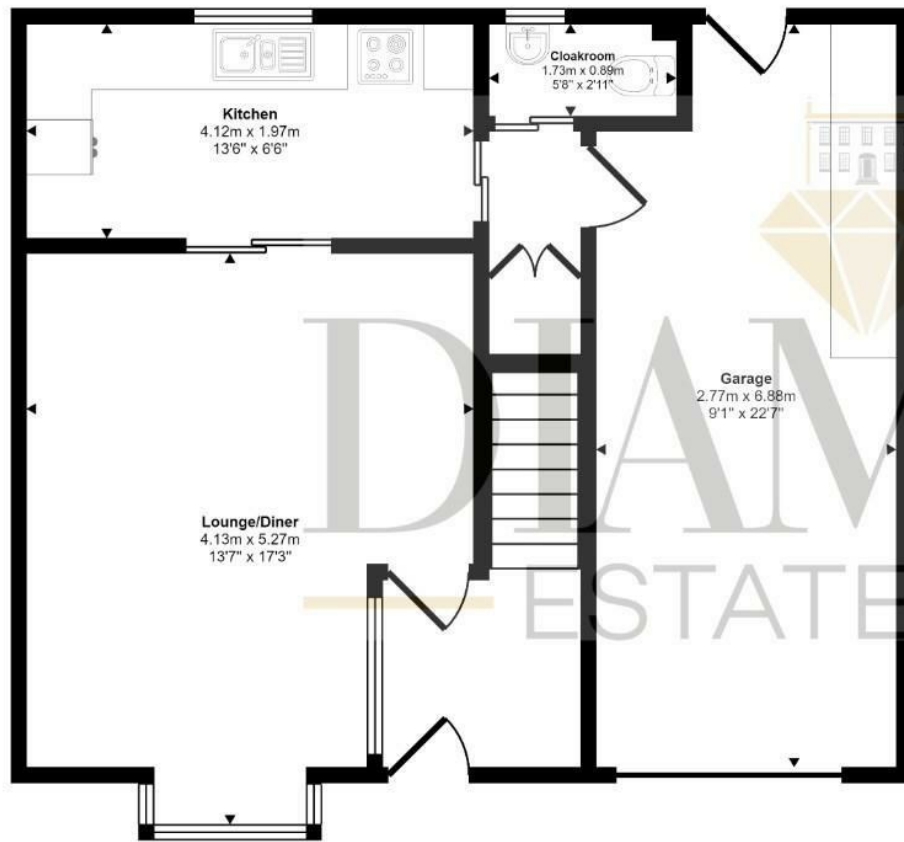


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should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



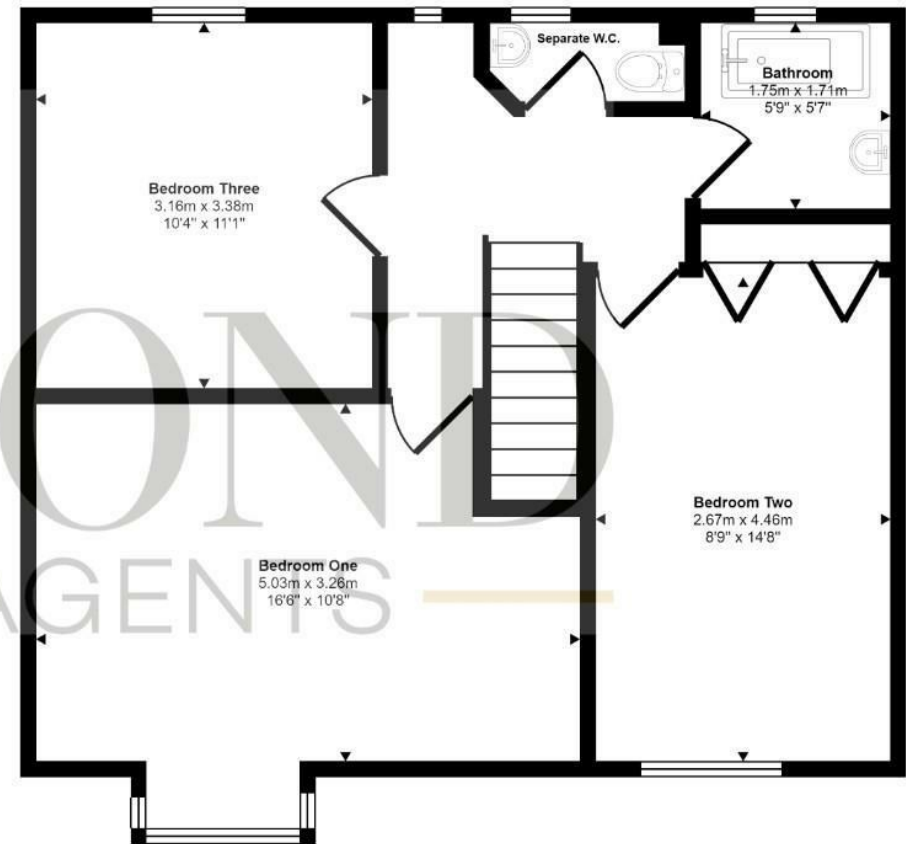


Approx Gross Internal Area  
110 sq m / 1188 sq ft



Ground Floor

Approx 56 sq m / 599 sq ft



First Floor

Approx 55 sq m / 588 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.