



13
Cranmore View, Ashley, Tiverton, EX16 5PP

Price Guide £440,000

IMPRESSIVELY SPACIOUS DETACHED AND EXTENDED THREE BEDROOM BUNGALOW - This good sized "Magnus" built bungalow occupies a pleasant position at the end of a cul-de-sac, within the sought after Ashley Rise development on the southern outskirts of Tiverton.

This spacious property benefits from a large extension to the rear, with an additional conservatory. The adaptable accommodation offers an entrance hall, open plan kitchen/dining area and sitting room space with French doors to the side garden. Conservatory overlooking the rear garden, perfect to enjoy the west facing afternoon sun. Substantial lounge with feature gas fire and large windows to the front, enjoying countryside views in the distance. The utility room is an excellent addition, with a side door to the side garden and door leading to the study/bedroom three option. The entrance hall further leads to a cloakroom and family shower room, while bedrooms one and two are both large double bedrooms, with bedroom one benefitting from an additional entrance door to create a separate bedroom four if required.

The property benefits from gas central heating and uPVC double glazed windows and doors throughout.

Outside, the rear garden is positioned on a corner plot enjoying west facing views with a large garage and workshop, both providing side doors to the garden, and an electric roller door leading onto the drive, providing off road parking space for three vehicles.

The town centre is about one and a half miles distant with a regular bus service between Tiverton and Exeter. There are pleasant countryside walks nearby. Tiverton also has easy access to the North Devon Link road, leading to the M5 for Parkway mainline station and Exeter city airport.

- "Magnus" Built Bungalow
- Generously extended Bungalow
- Three Bedroom Detached Bungalow
 - Spacious Corner Plot
- UPVC Double Glazed Windows and Doors throughout.
 - Gas Central Heating



Entrance Hall
13'1" x 7'1"

Comprising of tiled flooring with radiator, coving, dado rail, consumer unit and doors leading through to

Kitchen/Dining Room/Sitting Room

24'8" x 18'11" maximum

An impressively spacious open plan room ideal for entertaining while cooking from the kitchen area fitted with granite worktops offering a wide range of cupboards and drawers under, inset Belfast sink with hot and cold taps over, and a range of matching high level cupboards with glass display unit. Built in Neff double oven with Bosch microwave oven, integrated fridge and freezer, integrated dishwasher, inset towel holder, radiator, tiled flooring, stainless steel chimney style cooker hood above, tiled splashbacks and loft hatch leading to attic space.

The dining area opens directly from the kitchen area and can be utilised as a large dining area or lounge area with two radiators and storage cupboard with two double glazed windows to rear aspect overlooking the garden, French doors leading out to side and onto the garden and door leading into the conservatory and utility room or sitting room.

Lounge
18'6" x 15'8"

A spacious light and airy room with an inset gas fire with Minster stone surround focal point, dado rail, coving, two

television points, radiator, telephone point and uPVC double glazed windows to front and side aspect.

Conservatory
16'8" x 11'8"

A lovely room to enjoy the afternoon sun constructed with a dwarf wall and uPVC double glazed windows and glass roof over with sliding patio doors to side aspect.

Utility Room
9'2" x 9'0"

An excellent addition offering a range of worktops with base cupboards and inset Belfast sink, space for washing machine and space for tumble dryer if required, space for fridge/freezer, New Worcester Combi boiler fitted in November 2023 which services the hot water and heating, tiled splashbacks, uPVC double glazed window to rear and side aspect with matching wall cupboard, extractor fan, inset spotlighting, stable door leading to side garden and door leading through to the study or third bedroom option.

Cloakroom
7'2" x 2'10"

A white suite with low level w.c., wash hand basin, tiled splashback, radiator, tiled flooring and uPVC double glazed window to front aspect

Bedroom One
16'8" x 11'8"

A good size double bedroom that can easily be converted into two bedrooms with two separate entrance doors, two radiators,

built in double wardrobe with sliding mirror doors, coving, t.v. point and two uPVC double glazed windows to rear aspect looking out into the conservatory.

Bedroom Two
10'4" x 9'8"

A double bedroom with built in wardrobe cupboard with sliding mirror doors, radiator, dado rail, coving, uPVC double glazed window to front aspect and bamboo wood flooring.

Bedroom Three/Study
11'8" x 9'1"

Offering carpeted floor and panelled walls, radiator, uPVC double glazed window to front aspect, dado rail and uPVC double glazed French doors to side aspect leading out onto a large patio area.

Shower Room
6'5" x 6'6"

Comprising of a three piece white suite fitted with a double shower cubicle and mains shower over benefitting from a rain head and glass screen enclosure with sliding doors, tiled flooring, close coupled low level w.c., wash hand basin set on vanity storage unit with mixer tap, tiled splashbacks, downflow heater, shaver point, chrome heated towel rail radiator, inset spotlighting with uPVC double glazed window to side aspect.

Garage
18'9" x 8'3"

A detached single garage offering an electric up and over roller door with light and power leading onto the drive.



Workshop/Storage Room
8'6" x 8'3"

A useful workshop and storage room with uPVC entrance door and window to rear aspect.

Front Garden

To the front of the property, there is a large garden area with driveway offering off road parking for three vehicles leading up to the single garage.

Rear Garden

The west facing rear garden is positioned on a spacious corner plot ideally suited for attracting the afternoon sun and offering a large patio area to the side. The rest of the garden is mainly laid to lawn enclosed with sleeper bed walls and raised flower beds leading to a further raised area with boundary hedging backing on farmland fields. The rear wall has been completely rebuilt. The patio pathway and shingle stone paths leads to the side of the property that is ideal for storage and further paths lead to the side gate for the garage and workshop and side gate for the drive.

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Services

Mains electric, gas, water and sewerage.

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 Note
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.

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there will be a charge of £10 per person to make these checks.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	83	(69-80) C	
(55-68) D	70	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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

1683 sq.ft. (156.4 sq.m.) approx.



BUNGALOW

TOTAL FLOOR AREA : 1683 sq.ft. (156.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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