



16 Leofric Road, Tiverton, EX16 6JU

Freehold

Asking Price £325,000

Council Tax Band - C
NO ONWARD CHAIN!!

This immaculately presented THREE bedroomed detached bungalow is situated in the ever popular road in the Pinnex Moor Road area.

The property has been lovingly modernised by the current owners and the accommodation now consists of kitchen, lounge, three bedrooms, shower room whilst a walk in cupboard provides plenty of storage. The garage has also been converted to create a utility and workshop.

To the front of the property is a resin driveway and car port providing parking for TWO cars whilst the rear private garden has plenty of space to entertain and enjoy the sunshine.

Tiverton's town centre is under a mile distant with a regular daily bus service stopping close by providing an excellent range of shopping and recreational facilities. The North Devon Link Road on the northern outskirts provides dual carriageway access to junction 27 of the M5 (about 7 miles distant) with its adjoining mainline railway station.

Properties of this type so rarely come on to the market that an early viewing is highly recommended.

Entrance Hallway

Upon entering the property, you are greeted into the entrance hallway with wood effect vinyl flooring which continues through to Bedroom Two, airing cupboard housing gas combi boiler plus slatted shelving, cloak cupboard, radiator, loft hatch and doors off to

Kitchen



This is a naturally bright room with a window to the front elevation overlooking the front garden with far reaching views to countryside beyond. The kitchen has a range of base units comprising cupboards and drawers with rolled edge worktop over, inset one and a quarter sink with mixer tap over along with a range of integrated appliances including electric hob, electric oven, microwave, fridge/freezer and dishwasher. A range of matching wall mounted cupboards with glass display cupboard and larder style pull out cupboard, tiled splashbacks and flooring, inset spotlights and radiator.

Lounge



This spacious lounge benefits from dual aspect windows to the side elevation and a large bay window to the front with roof top views to countryside, radiators, television points and feature fireplace with electric fire inset.

Bedroom Three (currently used as an office)



Window to the side elevation and a radiator.

Bedroom One



This spacious bedroom benefits from a window to the rear elevation overlooking the rear garden, radiator, television point and ceiling fan light.

Bedroom Two (currently used as a Dining Room)



Door leading to side access path and double doors leading out to the rear garden and radiator.

Shower Room



Modern white shower suite comprising corner shower cubicle with electric shower, low level WC and vanity wash basin with storage. Obscure glazed window to the side elevation, tiled flooring and heated towel rail.

Outside



To the front of the property there is a resin driveway and carport providing parking for two cars with a path leading round the front of the property to the side elevation and courtesy gate leading through to covered side access and rear garden.

The front garden is laid to lawn with flowerbed borders housing an array of plants and shrubs.

The enclosed private rear garden has a patio area which is ideal for entertaining and enjoying the sunshine with further seating areas across the garden. A path leads along the rear of the property to a storage shed. The remainder of the garden is laid to lawn with deep flowerbeds housing a profusion of plants and shrubs.

Workshop

With window to the rear elevation, power and lighting. Work bench. Archway through to

Utility

Window to the front elevation. A range of base units of cupboards and drawers with rolled edge work top over. Inset single drain sink with mixer tap, spaces for washing machine, fridge and freezer. Storage cupboard.

Services

Mains electric, gas, water and drainage.

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>

What3words



funds.decide.split

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.

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
94 sq m / 1009 sq ft

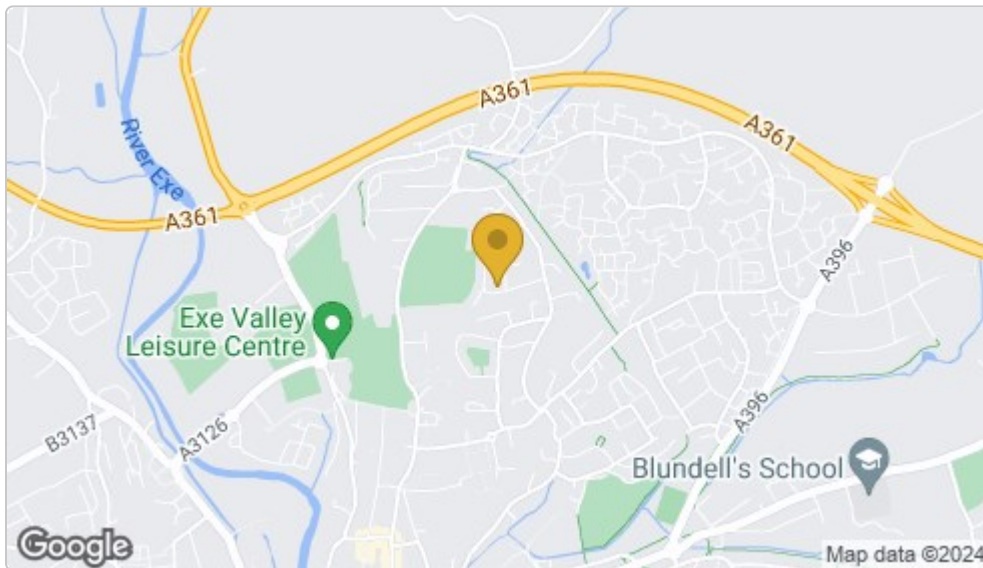


Ground Floor
Approx 78 sq m / 844 sq ft

Outbuilding
Approx 15 sq m / 165 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) A			87
(81-91) B		73	
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.