



69 Lazenby Road, Wilcombe, Tiverton, Devon, EX16 4AL

Price £230,000

Council Tax: B    Freehold



Situated in a residential built up area this charming three-bedroom terraced house located on Lazenby Road offers space and accommodation that is ideal for a growing family.

Upon entering the entrance hall, you are greeted by a spacious lounge that seamlessly flows into the kitchen/dining room, perfect for entertaining guests or enjoying family meals. The addition of a conservatory adds a touch of elegance and provides a lovely space to relax and unwind.

This property boasts two generously sized double bedrooms, ideal for creating your own personal sanctuary, along with a cosy single bedroom that could be utilised as a home office or a child's room. The white suite family bathroom offers an electric shower over the bath ideal for both convenience and comfort for your daily routines.

One of the standout features of this home is the large rear garden, offering plenty of space for outdoor activities, gardening, or simply basking in the southerly facing sunshine. Additionally, the planning permission to convert the front garden for a drive to the front of the property adds a practical touch to this already appealing residence.

The property benefits from uPVC double glazed windows and doors and gas central heating with a combi boiler but within just a stone's throw away from Wilcombe Primary School, this home is perfect for families with young children or those looking for a peaceful neighbourhood with amenities close by.

Wilcombe is positioned within walking distance to the town the centre or within a minutes drive to the North Devon Link Road leading to the M5 for Parkway mainline station for London Paddington or Reading for the Elizabeth line to central London or westbound to Exeter City airport and city centre.





## Entrance Hall

Entering into the property with a uPVC double glazed entrance door and cupboard housing consumer unit with radiator and stairs leading to first floor with door leading to.

## Sitting Room

A spacious light and airy reception room offering a radiator, coving, t.v. point and telephone point, wall lights, storage cupboard stairs, uPVC double glazed window to front aspect and door leading to.

## Kitchen/Dining Room

A good size modern fitted kitchen/dining room offering a wide range of cupboards and drawers and wine rack under a roll top worksurface with matching upturn and splash backs with matching eyelevel cupboards, gas hob with integrated cooker hood above, built-in Russell Hobbs single oven with

space for microwave above, stainless steel one and a half bowl sink unit with mixer tap, space and plumbing for dishwasher and washer/dryer, further tall standing larder cupboards, space for American style fridge freezer (the free standing appliances are available and subject to negotiation) storage cupboard housing Baxi Combi boiler for hot water and heating, tiled flooring, coving, spotlight fixings, radiator and uPVC double glazed window and door overlooking and leading into.

## Conservatory

An excellent addition offering uPVC double glazed windows and sliding patio doors leading out to the rear garden.

## First Floor Landing

An L shaped landing space with spindle balustrade stairwell, coving, loft hatch leading to attic space that is part boarded and fitted with a loft ladder and doors leading to.

## Bedroom One

A good size double bedroom offering radiator and uPVC double glazed windows to front aspect.

## Bedroom Two

A double bedroom offering coving, radiator and uPVC double glazed windows to rear aspect.

## Bedroom Three

A cosy third bedroom offering radiator and uPVC double glazed windows to front aspect.

## Family Bathroom

A white suite comprising of a panelled bath with mixer tap and Triton electric shower over and shower curtain, pedestal wash hand basin, close coupled low-level w.c., coving, white towel rail radiator, fully tiled walls and uPVC double glazed windows to rear aspect.

## Rear Garden

A raised southerly facing rear garden mainly laid to lawn with steps leading up to the main garden area and path leading to the





rear patio area ideal for al-fresco dining and entertaining with side gate leading to front.

## Front Garden

To the front the garden is mainly laid to lawn with shingle stone pathway leading to the entrance door and shared pathway leading to the side access leading to the rear garden.

## What3Words

///empty.flip.dome

## Services

Mains electric, gas, water and sewerage

## Property Information

We understand from the seller the property has planning to convert the front garden into off road parking.

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.

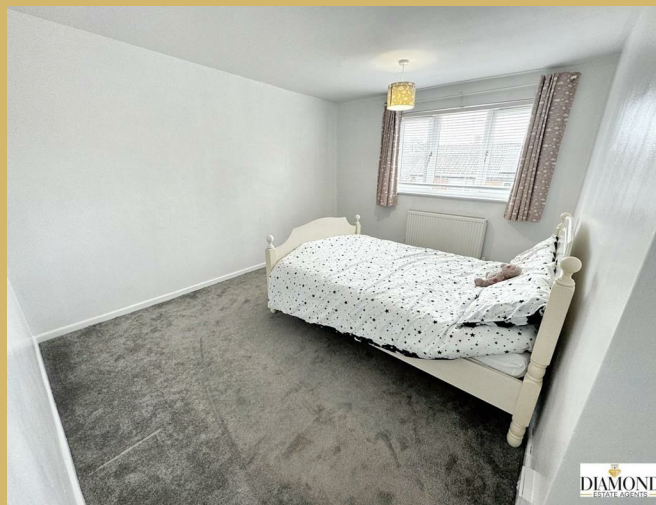
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.







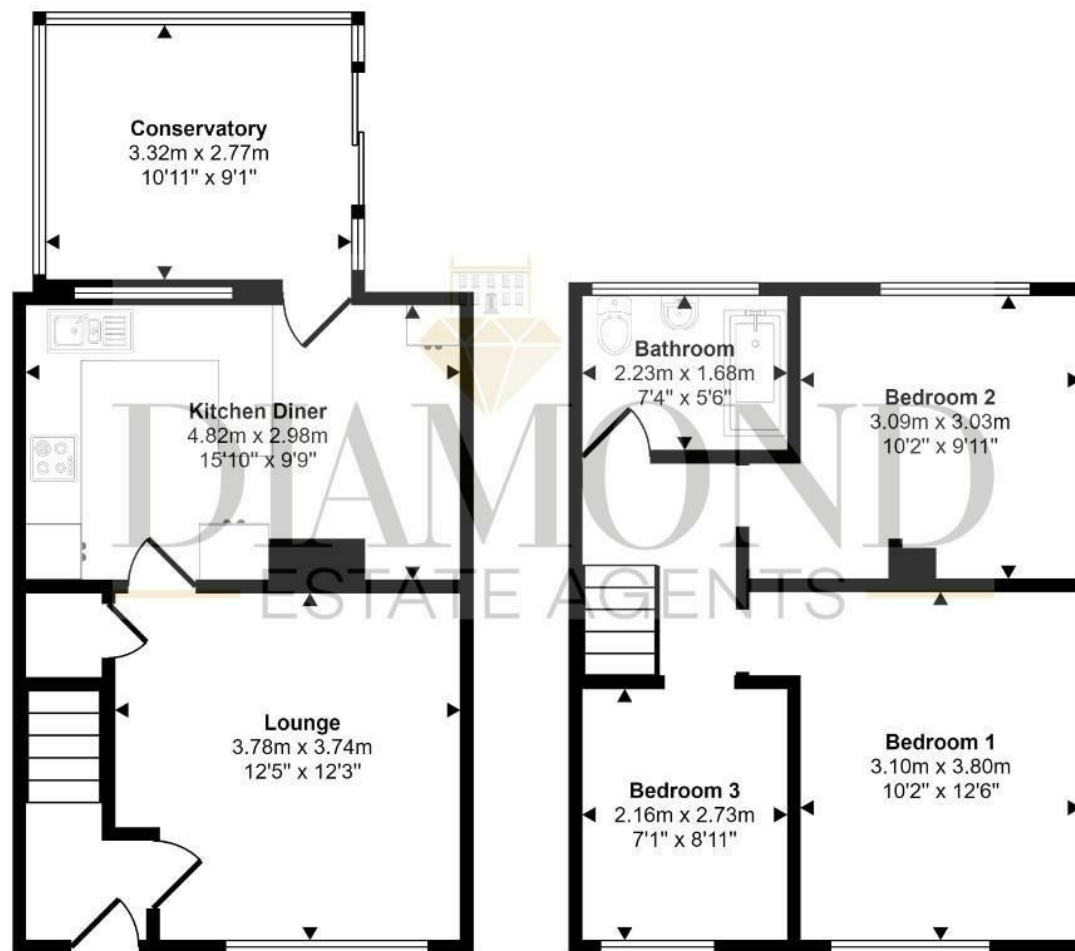
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		87	<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54)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



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  
81 sq m / 870 sq ft



Ground Floor  
Approx 43 sq m / 460 sq ft

First Floor  
Approx 38 sq m / 410 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.