



4 Redvers Way, Tiverton, EX16 6XL
Freehold
Asking Price £220,000
Council Tax Band - B

This superbly presented modern home occupies a lovely position on the ever popular Moorhayes development.

This TWO DOUBLE bedroomed semi detached house is situated in tucked away cul de sac position and being close to schools and amenities. The property offers good sized accommodation throughout and has the added benefit of parking and a garage. Inside the property offers Entrance Hall with Cloakroom, Kitchen, Lounge/Diner, Two double Bedrooms and Family Bathroom whilst outside is a fully enclosed south east facing rear garden with gated access to the parking area and storage.

Local amenities including a Tesco Express, Community Centre and a children's nursery are within just a few hundred yards. The property itself also offers easy access to Two Moors Primary School, Tiverton High School, Petroc College and the Leisure Centre and gym. The North Devon Link Road is within half a mile distance providing a dual carriageway link to junction 27 of the M5 motorway (about 7 miles distant) where Tiverton Parkway Mainline Railway Station offers access to London Paddington and the rest of the West Country. The market town of Tiverton has a busy shopping centre and is a little over a mile distant, with a regular daily bus service stopping close by to the property. The rugged coastline of North Devon is circa an hours drive away whilst the calmer south coast is around a 45 minute drive.

Entrance Hallway

Upon entering the property, you are greeted into the entrance hallway with stairs rising to the first floor landing, telephone and fibre points, radiator and doors off to

Kitchen



Window to the front elevation overlooking the front garden area. The modern kitchen comprises a range of units of cupboards and drawers with worktop over. Inset one and a quarter sink with mixer tap, four ring gas hob and electric oven. Spaces for washing machine and fridge freezer. Matching wall mounted cupboards with glass display shelving and under cupboard lighting. Recirculating fan and cupboard housing gas Combi boiler.

Lounge/Diner



Thus naturally light and airy room benefits from a window to the rear elevation and door leading out to the rear patio and garden. This flexible room has a radiator, telephone and television points with the main focal point being the feature fireplace with modern inset gas fire with marble style surround and hearth.

Cloakroom



With obscure glazed window to the front elevation. A modern white suite comprising of low level WC and pedestal wash hand basin, tiled splashback, radiator and wood effect vinyl flooring.

First Floor Landing

with radiator, loft hatch and doors off to

Bedroom One



With window to the rear elevation overlooking the rear garden, built in double wardrobes with hanging rail and shelving.

Family Bathroom



Modern bathroom suite comprising panelled bath with electric shower over, pedestal wash basin and low level WC, tiled splashbacks, extractor fan, radiator, wood effect vinyl flooring. Natural light is provided by the moon tube set in the ceiling.

Bedroom Two



With dual windows to the front elevation, radiator and built in double wardrobe with hanging rail and shelving.

Outside



The property is approached via a paved path leading to the front door. The front garden has been made low maintenance and laid to gravel and enclosed by low brick wall with metal fence set on.

The rear southeast facing garden has a patio area ideal for entertaining enjoying the sunshine whilst the remainder of the garden is laid to lawn with a flowerbed border housing a profusion of plants and shrubs. A path leads round to a storage area and to the rear courtesy door into the garage. To the front of the garage there is one parking space.

Services



Mains electricity, 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>

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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.

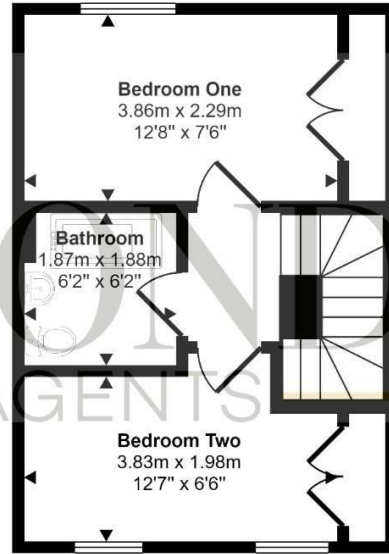
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Floor Plan

Approx Gross Internal Area
58 sq m / 624 sq ft



Ground Floor
Approx 29 sq m / 315 sq ft



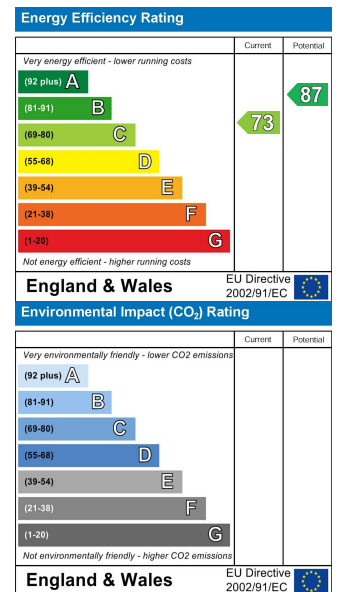
First Floor
Approx 29 sq m / 309 sq ft

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



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.