



2 Blundells Avenue, Tiverton, EX16 4DL

Price £800,000

Council Tax: F    Freehold



**WALK TO TOWN & BLUNDELLS SCHOOL!** - Situated in the highly desirable and sought after Blundells Avenue of Tiverton, this detached family home is a true gem waiting to be discovered. Boasting four reception rooms for multiple use and many original features including feature fire places and stunning cornices and ceiling medallions, this property offers ample space for a multi generational family or large HMO investment opportunity.

Situated on a generous 0.25 acre plot, this house comes with a large private secure gate entrance drive with parking for 8 vehicles, plus a garage and store sheds. Imagine owning a property with stunning kerb appeal and the convenience of a town property with plenty of parking and no shared drive entrance.

The family home is perfectly located within walking distance to the world renowned prestigious Blundells School, making it an ideal choice for private education. The property features four reception rooms on the ground floor with an additional conservatory and spacious kitchen/breakfast room with utility room are perfect for those who love to cook and stay organised.

The property also boasts a unique feature - an attic conversion currently used as gym room, stunning wrap around gardens featured around a large fish pond leading up the picturesque frontage and entrance vestibule.

This delightful family home provides plenty of space for entertaining or large families requiring private space while offering so much more potential to create a grand family home or investment opportunity.

Blundells Avenue is conveniently located with easy access to the Tiverton town centre with many independent shops create a lovely buzzing town that flourishes many times a year, or the M5 leading to Parkway mainline station for Paddington London or Reading Elizabeth Line to central London is only two hours away or Exeter city airport and City central are located within a 30 minute drive leading to the coastline for stunning beach fronts.





### Entrance Porch

Entering in with a stain glass fronted entry door, opening on to

### Entrance Vestibule

With quarry flooring, dado and picture rails, original corning and stained class entrance door leading to

### Entrance Hall

Fitted with laminate wood flooring, radiator, dado rail, corning, spindle balustrade stairwell leading to the First Floor Landing and doors leading to

### Sitting Room / Dining Room

A wonderful dual aspect reception area fitted with two large radiators as well as offering feature open fireplace, dado and picture rails, original corning and ceiling medallions, uPVC double glazed windows and French doors leading out to side garden and second open fireplace with marble hearth and wood surround,. There is also a square bay uPVC double glazed window to front aspect and uPVC double glazed door leading to

### Conservatory/Garden Room

A lovely garden room with a uPVC construction, offering windows overlooking the pleasant side garden areas and a door leading to rear garden that offers a super space to sit and relax whilst enjoying views of the gardens or for growing a wide range of house plants.

### Lounge

A wonderful and spacious room offering original features with corning and ceiling medallion, picture rail and bay window window to front aspect with uPVC double glazed windows. There is an open fireplace, telephone point and solid Oakwood flooring.

### Office/Hobbies/Play Room

An excellent light and airy family room offering laminate with wood flooring with radiator, picture rail and coving, storage cupboard with three uPVC double glazed windows to side aspect

### Kitchen/Breakfast Room

A wonderful spacious dual aspect room fitted with granite worktops comprising of a stainless steel single drainer sink unit with mixer tap offering range of base cupboard and drawers under, along with storage cupboard and integrated fridge/freezer, further range of granite worktops with a wide range of cupboards and drawers under with space for a range oven with ring electric hob and hot plate, chimney style cooker hood above and tiled splashbacks. There is a radiator, uPVC double glazed windows to side and rear aspects with door leading to side garden and/or drive area.

### Utility Room

A large pantry area with tiled flooring and worktop surface with storage cupboards under

matching wall mounted cupboards. There is a wall mounted Baxi Combi boiler servicing hot water and heating, along with space and plumbing for washing machine, uPVC double glazed windows to the side and rear aspects plus a door leading to side garden

### Cloakroom

A low level w.c., pedestal wash hand basin, tiled walls, laminate wood floor and wall light.

### First Floor Landing

Large landing space with storage cupboard and spindle balustrade stairwell leading up from the entrance hall with picture rail, uPVC double glazed window to the side aspect and doors leading to all rooms and attic steps leading to gym room.

### Bedroom One

A large double bedroom with radiator, double glazed window to front aspect with bay window, dado rail, coving and picture rail with door to.

### Ensuite Wet Room

An excellent addition offering a walk in wet room with mains shower and tiled walls and flooring with low level w.c. and wash hand basin with uPVC double glazed window to front aspect.

### Bedroom Two

A large double bedroom with radiator, coving and two uPVC double glazed windows to front aspect overlooking the front garden .





### Bedroom Three

A large double bedroom offering two double built in wardrobes with picture rail and coving, radiator and two uPVC double glazed windows to side aspect.

### Bedroom Four

A double bedroom offering wash hand basin, picture rail, radiator and bay window with three uPVC double glazed windows to side aspect.

### Bedroom Five

Currently used as a dressing room with laminate wood flooring and uPVC double glazed window to side aspect

### Family Bathroom

Comprising a white suite with panelled bath offering a mixer tap and shower hose attachment over with a Mira electric shower addition with glass curved shower screen, close coupled low level w.c., wash hand basin set on the vanity storage unit with mixer tap over, tiled flooring, tiled walls and wall panelling, extractor fan, chrome heated towel rail, radiator and uPVC double glazed window to rear aspect.

### W.C.

Offering a low level w.c. with pedestal wash hand basin and mixer tap over, tiled walls, solid oakwood flooring, loft hatch and uPVC double glazed window to side aspect.

### Attic/Gym Room

Situated on the second floor a spacious dual aspect room with Velux windows to front and rear fitted with solid oakwood flooring, eaves storage and large storage area with spindle balustrade stairwell and steps back to the first floor landing.

### Garage

To the rear of the property, there is a large garage offering light and power with up and over door to front and door to side.

### Parking

On entering the property to the rear, there are walled boundaries with cast iron security entrance gates leading into the grounds providing parking for up to 8 vehicles with driveway to the rear of the property.

### Outside

The grounds are wrapped around the property offering numerous areas laid to lawn with a wide range of flowers shrubs and trees with pathway surrounding the property with feature fishponds and bridge. Gardens extend to the front entrance gate and a pathway leading to the entrance door. Around the side of the property, there is a lean-to pergola area, storage area, brick built store sheds and the path continued around to the drive.

### Services

Mains electricity, 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>

### what3words

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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.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
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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  
311 sq m / 3350 sq ft



Ground Floor  
Approx 129 sq m / 1386 sq ft

First Floor  
Approx 107 sq m / 1151 sq ft

Second Floor  
Approx 51 sq m / 549 sq ft

Garage  
Approx 25 sq m / 265 sq ft

Denotes head height below 1.5m

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.