



Welcome to Belmont Road, Tiverton - a charming location that could be the perfect setting for your new home! This delightful detached bungalow offers not just a home but a lifestyle.

As you step inside the property, you are greeted by two cosy reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property boasts two spacious bedrooms with the main benefitting from an ensuite and the property itself is ideal for a small family or for those who enjoy having a guest room or a home office.

The bungalow also features a bright and spacious lounge, good sized dining area, galley kitchen, bathroom, ensuring all your home comforts are present. With parking for up to FIVE cars, you'll never have to worry about finding a spot for your car or welcoming visitors.

One of the highlights of this property is the enclosed private garden, providing a tranquil outdoor space where you can unwind and enjoy the fresh air. The conservatory adds a touch of elegance and offers a lovely spot to enjoy your morning coffee or curl up with a good book.

Conveniently located near a bus stop, commuting and exploring the area couldn't be easier. Whether you're heading to work or planning a day out, transportation is a breeze. Don't miss the opportunity to make this charming detached bungalow your new home. With its desirable features and prime location, this property offers a comfortable and convenient lifestyle for you and your loved ones.

The North Devon Link Road provides easy access to the M5 at Junction 27, connecting you to Tiverton Parkway's mainline railway station for direct trains to Paddington London or Reading where the Elizabeth Line takes you to Central London. Additionally, Exeter City Airport is within reach for those who travel frequently or Exeter's City centre which is ideal for shoppers and foodies.

- **TWO DOUBLE BEDROOMS** with main ENSUITE
 - Private rear garden
 - Parking for 4 cars plus garage
 - Bright and airy lounge
 - Dining area
- Conservatory overlooking the garden
 - Bus stop nearby
 - Near local amenities
 - Gas central heating
 - Double glazing



Entrance Porch

Upon entering the property, you are greeted into the entrance porch with tiled flooring and obscure glazed door with matching side pane leading into

Inner Lobby

The inner lobby has an archway through to the dining area, telephone point and a useful walk in storage cupboard with shelving, lighting and power.

Dining Area

This spacious walk through area provides space comfortably for a 6 seater table. Plenty of natural light floods in from the sliding doors leading out to the conservatory creating a lovely space to entertain. There is a useful storage cupboard, radiator and telephone point. Doors lead into the lounge and inner hallway whilst an archway leads to

Kitchen

This long galley style kitchen comprises a range of base units of cupboards and drawers with roll edge worktop over. There are spaces for a washing machine, tumble dryer, fridge/freezer and gas cooker along with matching wall mounted cupboards with under cupboard lighting, tiled splashbacks

and a large window looking into the rear garden.

Conservatory

This lovely conservatory is the ideal area to spend some relaxing time all year round overlooking the garden, there is a radiator and tiled flooring along with double doors lead out to the rear path.

Lounge

This naturally light and airy room benefits from a large window to the front elevation along with a window to the side elevation. There is a feature fireplace which could be reopened if desired along with a radiator and television point.

Inner Hallway

From the dining area, a door leads to the inner hallway with loft hatch and doors off to

Bedroom One

With a large window to the front elevation, double wardrobes with hanging rail and shelving, radiator, television point and door into

Ensuite

With window to the side elevation. The white shower suite comprises a shower cubicle with electric shower, low level WC and wall mounted wash basin. There are tiled splashbacks and tile effect flooring

Bedroom Two

With window to the rear elevation and radiator

Bathroom

With an obscure glazed window to the rear elevation. The white bathroom suite comprises panelled bath with Victorian style mixer tap and shower attachment over, low level WC and pedestal wash hand basin, tiled splashbacks, tile effect flooring and radiator.

Outside

From the road the property is approached via the gentle sloped driveway providing parking for FOUR cars which leads to the single garage. A courtesy gate leads to the side covered walkway. The front garden has a large gravelled area which could provide further parking if required and is enclosed by a variety of bushes and shrubs creating privacy for the front of the property.

The side covered walkway has waterproof electric socket and creates an ideal drying area for rainy days.

The rear garden is set out over two levels with a paved path running along the rear of the property. The upper tier is mainly laid to lawn with a selection of flower



beds housing a variety of plants and shrubs. to one side there is a fishpond. A paved path leads down through an archway with steps to the lower tier. To one corner there is a patio area which is perfect for entertaining and enjoying the afternoon and evening sunshine. The former vegetable plot has a variety of plants and shrubs plus a gravel area. To the other corner there is a good sized greenhouse and storage shed and there is an outside tap.

What3words giving.trick.bigger

Agents Notes
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.

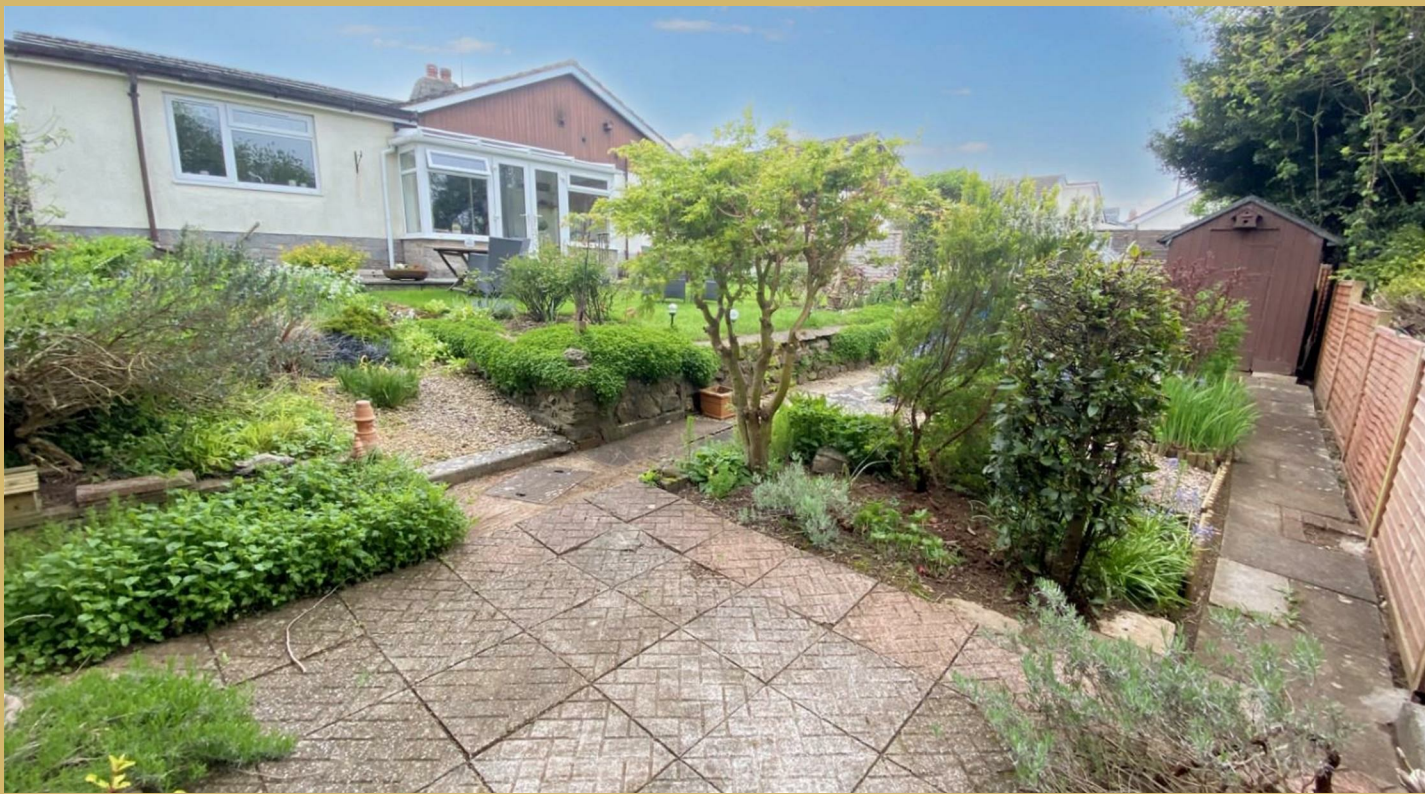
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



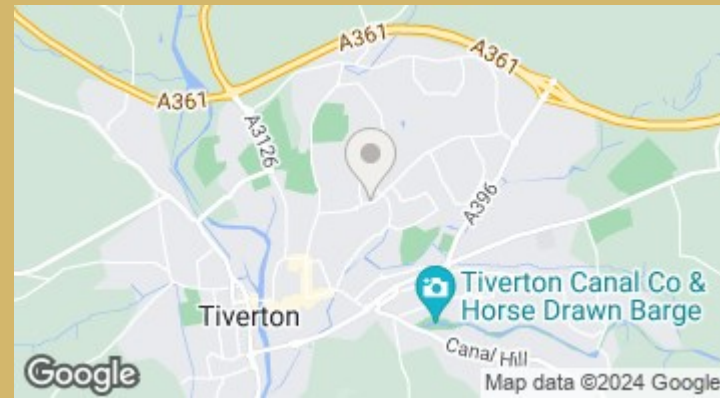
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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.



Approx Gross Internal Area
104 sq m / 1115 sq ft



Floorplan

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.