

**19 Peard Road, Tiverton, EX16 4LG**  
**Freehold**  
**Offers In Excess Of £290,000**  
Council Tax Band - C

Welcome to this charming semi detached bungalow located on Peard Road in the sought-after Canal Hill area of Tiverton. This delightful property boasts Kitchen/Diner along with a lounge, three cosy bedrooms, and a well-appointed bathroom, making it the perfect home for a family or those looking to downsize to one level living.

Situated in a cul-de-sac location, this semi detached bungalow offers not only a garage but also parking space for up to three vehicles, ensuring convenience for you and your guests. The highlight of this property has to be the amazing views it offers, with the rear of the bungalow backing on to farmland and providing a tranquil garden and scenic backdrop to your daily life.

Whether you're enjoying a cup of tea in the morning or unwinding after a long day, the views from this property are sure to captivate you. Imagine waking up to the sight of rolling hills and the Lowman Valley right from your living room window! For your own piece of mind the property has been refreshed by the current owner along with having a new roof, windows and doors installed in 2020 along with a new gas combi boiler in 2024.

Don't miss out on the opportunity to own this lovely bungalow with its unique setting and ample parking. Contact us today to arrange a viewing and experience the peaceful charm of this super family home.

Tiverton's town centre is circa a mile distant with a regular daily bus service stopping at the bottom of Peard Road providing access to the town with 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.

### Entrance Porch

Upon entering the property, you are greeted into the entrance porch with plenty of space for coats and shoes. There is a radiator, wood effect vinyl flooring and door into

### Kitchen/Diner



This naturally light room benefits from dual aspect windows to the front and side elevation with far reaching views over the town to countryside and up the Lowman valley. The kitchen comprises a range of cupboards with rolled edge worktop over with inset one and a quarter sink with mixer tap, integrated electric halogen hob with extractor fan over, double oven and grill. Matching wall mounted cupboard and larder style cupboard providing plenty of extra storage. There are spaces for fridge and dishwasher along with wood effect vinyl flooring. A door leads into the covered walk way

In the dining area there is a radiator and space for a dining room table and chairs along with a door into

### Lounge



With large picture window to the front aspect with far reaching views over the town and towards the Exe and Loman Valleys. Radiator, television point, inset spotlights and door into

### Inner Hallway

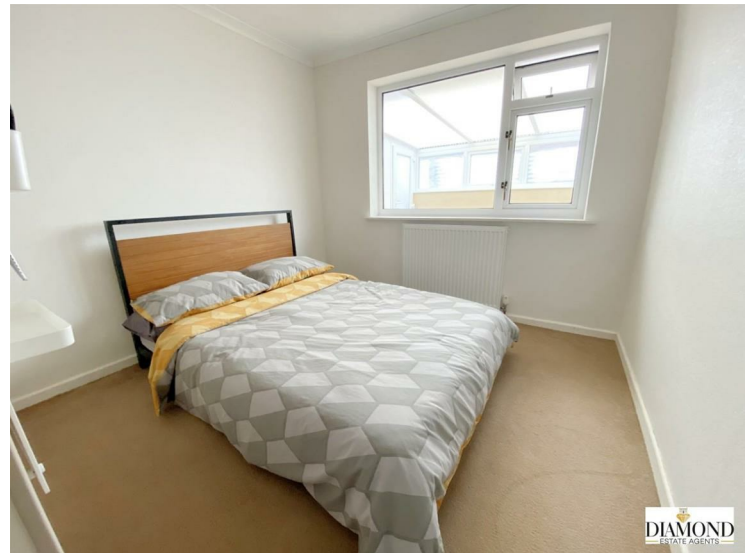
with radiator and access to the loft space. Doors off to

### Bedroom One



with window into conservatory, a radiator and wood flooring

### Bedroom Two



with window into the conservatory, radiator, built in wardrobes with hanging rail and shelving and additional cupboard housing the gas combi boiler.

## Bedroom Three



with window looking into conservatory and radiator

## Bathroom



A white suite comprising of panel bath with mains thermostatic mixer tap with shower attachment over, pedestal wash hand basin and low level WC. Heated towel rail, tiled walls, shaver socket, wood effect vinyl flooring, inset spotlight, extractor fan and obscure glazed window onto covered walk way

## Covered Walkway

with door to side elevation and driveway, lighting and doors off to

## Utility Room

with a range of base units of cupboards and drawers with roll edge worktop over, single drainer sink, spaces for washing machine, tumble dryer and fridge freezers along with a range of matching wall mounted cupboards

## Conservatory

with tiled flooring and windows looking to the rear garden.

## Garage

with up and over door, outside tap along with a workbench and shelving

## Outside



To the front of the property, there is a driveway offering parking for two vehicles leading to the single garage. To the left hand side of the driveway, there is a lawned area whilst to the right of the driveway is a tiered garden laid to stone chippings. A path leads from the driveway to 2 steps up to the front entrance porch. There is also a path leading from the drive way with level access to the side door and covered walkway.

To the rear of the property the enclosed rear garden is a blank canvass for the keen gardener whilst also providing a variety of patio areas which are ideal for entertaining and enjoying the sunshine along with the far reaching views. There is a timber gate giving side access and a path leading to a useful storage shed but could be turned into a home office.

## Services



Mains electric, 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>



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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.

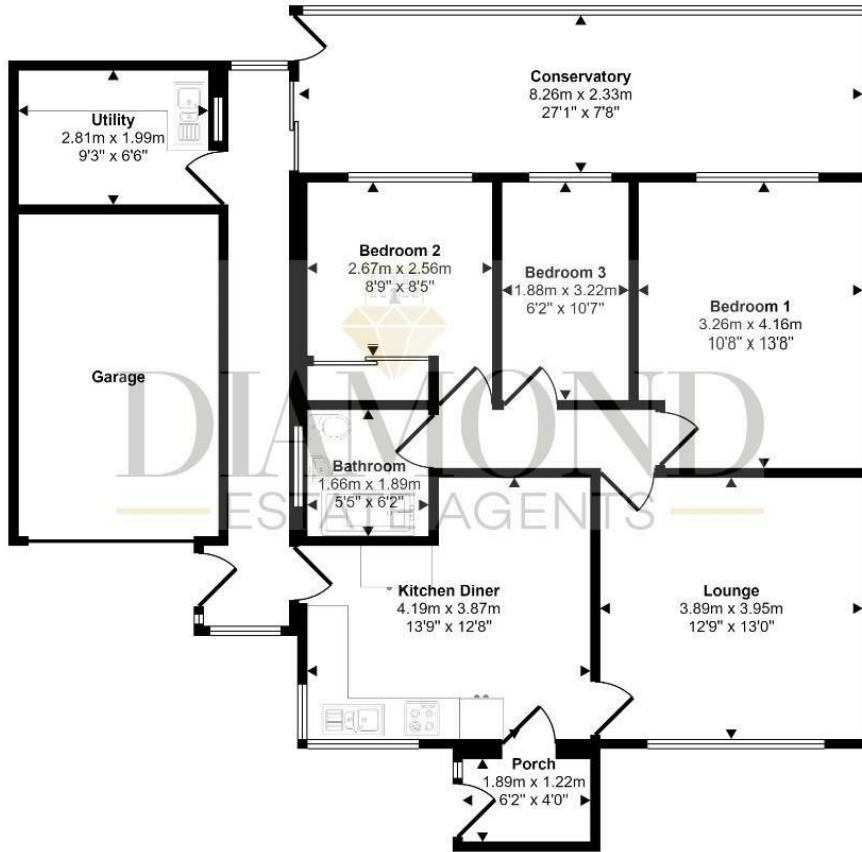
We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit 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  
123 sq m / 1324 sq ft



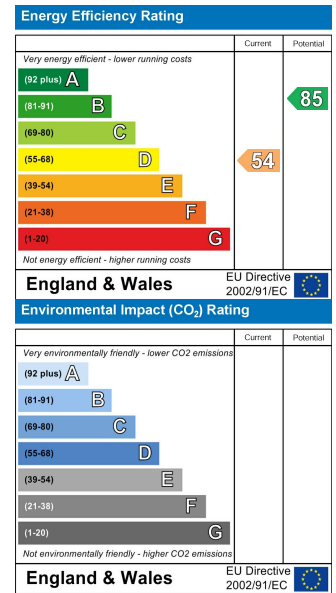
Floorplan

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.

# 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.