



1 Tidcombe Close, Tiverton, Devon, EX16 4RA

Price Guide £475,000

Council Tax: E Freehold

Nestled in the charming Tidcombe Close of Tiverton, this detached four-bedroom family home is a true gem waiting to be discovered. Boasting two reception rooms and two bathrooms, this property offers ample space for comfortable living for a growing family or the older generation looking to downsize.

One of the standout features of this residence is the double garage and parking for up to six vehicles, ensuring convenience and ease for you and your guests. Imagine never having to worry about finding parking again!

Situated a short distance from the picturesque Tiverton Canal and Country Park, this home provides the perfect setting for leisurely strolls in the Summer sunshine and enjoys the tranquillity of the waterways and access to the wildlife who have made their home on the waterways. For families with children, the close proximity to Blundells School offers easy access to quality world renown education, making the morning school run a breeze.

Step inside, and you'll be greeted by an immaculate interior that is beautifully presented, ready for you to move in without the hassle of a chain. Whether you're looking to relax in one of the two reception rooms or to unwind in one of the four bedrooms, this property offers a warm and inviting atmosphere for you to call home.

Don't miss out on the opportunity to make this stunning property your own - book a viewing today and start envisioning the life you could lead in this wonderful home.

- No onward chain
- Extra width double garage
- Enclosed rear garden
- Two reception rooms
- Easy access to Grand Western Canal
- Four double bedrooms
- Parking for several cars plus carport
- Kitchen/breakfast room
- Utility
- Near Blundells School



Entrance Hallway

On entering the property, you are greeted into the spacious Entrance Hallway with stairs to rising to the first floor landing, archway leading through to the Reception Room, radiator, American oak flooring and doors off to

Cloakroom

with window to the front elevation, modern white suite comprising of low-level WC, corner wash hand basin and radiator

Kitchen Breakfast Room

17'3 x 11'9
This lovely light room is fitted with range of base cupboards and drawers with wood effect worktop over incorporating the 1 and a 1/2 ceramic sink with mixer tap, four ring Neff gas hob and freestanding Aga, space for dishwasher, tiled splashbacks and a range of wall mounted cupboards with glass corner display shelving and an understairs cupboard with shelving. The breakfast area is fitted with further matching units, there is a radiator and sliding patio doors opening out to rear garden and further door into

Utility Room

6'11 x 6'11
Once again fitted with a comprehensive range of base units and drawers with roll top worksurface over, Valiant gas boiler, space for washing machine, door leading into large pantry cupboard with shelving and additional door leading out to the rear garden

Lounge Dining Room

24'0 x 10'6
with window to the front elevation and sliding patio doors at the opposite end leading out to the rear garden and patio area, radiators, television and telephone points, and coal effect gas fire

Reception Room

16'6 x 15'9
with a continuation of the wood flooring from the Entrance Hallway and a window to the front elevation giving plenty of natural light, plus an additional window to side elevation, television point and radiator

First Floor Landing

with stairs rising from the Entrance Hallway, access to the roof space via a fixed loft ladder and the loft is boarded for storage purposes, an

airing cupboard and doors of to

Bedroom One

14'7 x 10'6
with window to the front elevation and fitted with a range of fitted units comprising of cupboards and drawers in the dressing area. A hanging rail and shelving double wardrobe with shelving, radiator and door into

Ensuite

7'2 x 6'9
with window to the front elevation, recently refurbished with mains thermostatic shower, tiled splashback, low-level WC, pedestal wash hand basin, radiator and extractor fan

Bedroom Two

16'2 x 12'11
with window to the rear elevation and radiator

Bedroom Three

12'4 x 11'10
with two Velux windows to the rear elevation and radiator

Bedroom Four

10'6 x 9'5
window to the front elevation with rooftop views to countryside, radiator and television point



Shower Room

6'10 x 6'9

recently fitted out wet room with mains thermostatic power shower with rainfall showerhead, low-level WC, pedestal wash hand basin, tiled splashbacks, radiator and extractor fan

Double Garage and Car Port

The property is approached for double gates leading into the driveway with parking for three vehicles plus with double garage with electric up and over door and the useful additional of a car port. The garage has been fitted with a comprehensive range of shelving. In the pitch roof of the garage there is also a further range of Dexion shelving. There are two PIR sensor lights which automatically light up after dark. There is a pathway leading to the front door with well planted flower borders to either side.

Rear Garden

To the rear of the property, there is a large patio area with pergola with glass screens to create an all year round entertaining area. There is a small lawned area, a flower bed running round the edge of the house planted with a profusion of plants and scrubs. The rear garden is fully enclosed by brick wall and fencing and this private garden is east facing. On the right hand side of the property is a large timber shed running almost the whole of the width of the property and ideal for additional storage needs.

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>

what3words

trader.invest.shadow

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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.



GROUND FLOOR
1399 sq.ft. (129.9 sq.m.) approx.



1ST FLOOR
795 sq.ft. (73.9 sq.m.) approx.



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TOTAL FLOOR AREA : 2194 sq.ft. (203.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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