



**36 Oakfields, Tiverton, EX16 6XF**  
**Freehold**  
**Asking Price £220,000**  
 Council Tax Band - B

WALKING DISTANCE OF TIVERTON HIGH SCHOOL

A lovingly kept and well presented and good sized TWO bed roomed end of terrace house which is located on the ever popular Moorhayes development. The property has a southerly facing enclosed rear garden which is ideal for entertaining or enjoying the Summer sunshine. Internally the property benefits from a good sized living room, kitchen/diner and downstairs cloakroom as well as two double bedrooms and a well appointed bathroom. To the rear of the property there is a low maintenance garden and allocated parking for TWO cars.

Making this a good choice for families, this sought after location is situated within a short walk to Tiverton High School, popular primary schools and a nursery. Morrisons, Tesco and Lidl supermarkets are all with easy reach along with the leisure centre, a gym and the town centre all being nearby. Further along Lea Road there is the smaller Tesco Express and The Moorhayes Centre.

The North Devon Link Road is situated within a minute's drive providing a 7 mile journey to Tiverton Parkway the mainline railway station leading to London Paddington or down to Penzance. At this point, the A361 joins the M5 at Junction 27 which provides access to Taunton, Bristol and to Exeter where there is Exeter City Airport. The lovely calm beaches of the South Coast are within a 45 minute drive whilst the spectacular and rugged North Devon coast is around 1 hour 15 minutes away.



### Entrance Hall

Upon entering the property, you are greeted into the entrance hall with a window to the front elevation. Tile effect vinyl flooring, radiator and doors off to

### Cloakroom

with low level WC, vanity wash hand basin with storage cupboards under, tiled splashback and tiled effect vinyl flooring

### Lounge



Window to the front elevation overlooking the front garden. There are two radiators, a television point and Sky satellite point, sockets with USB connectors, stairs rising to the first floor landing and understairs storage cupboard, and door through to

### Kitchen/Diner



This bright room benefits from a window to the rear elevation overlooking rear garden and double doors leading out to the rear garden. The kitchen comprises of a range of base cupboards and drawers with rolled edge work top over, inset sink with mixer tap over, induction hob and electric double oven, tiled splashbacks and a range of matching, wall mounted cupboards one of these housing the gas boiler. Spaces for a washing machine and a fridge freezer. Wood effect laminate flooring, radiator and extractor fan.

### First Floor Landing

with stairs rising from the Lounge and with doors off to

### Bedroom One



with dual windows to the front elevation with partial views over the trees to countryside beyond, radiator and an airing cupboard housing hot water tank with slatted shelving.

### Bedroom Two



with window to the rear elevation overlooking the rear garden and a radiator. This room is currently being used as an office / second living room.

## Bathroom



Obscure glazed window to the side elevation and fitted with a modern white suite comprising panelled bath with thermostatic shower over and glass shower screen, low level WC, vanity wash hand basin with storage under, tiled splashbacks, extractor fan, shaver point and radiator.

## Outside



From the TWO allocated parking spaces, there are steps running down to the front of the terrace. To the front of the property there is a bin store, low maintenance garden, gate leading to side access and path leading to the front door.

To the rear of the property, there is a sunny low maintenance garden which has been laid with artificial grass with a wide gravel border making it an easy garden to maintain and more time to spend enjoying the sunshine and entertaining guests.

## 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

weeks.work.each

## 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).

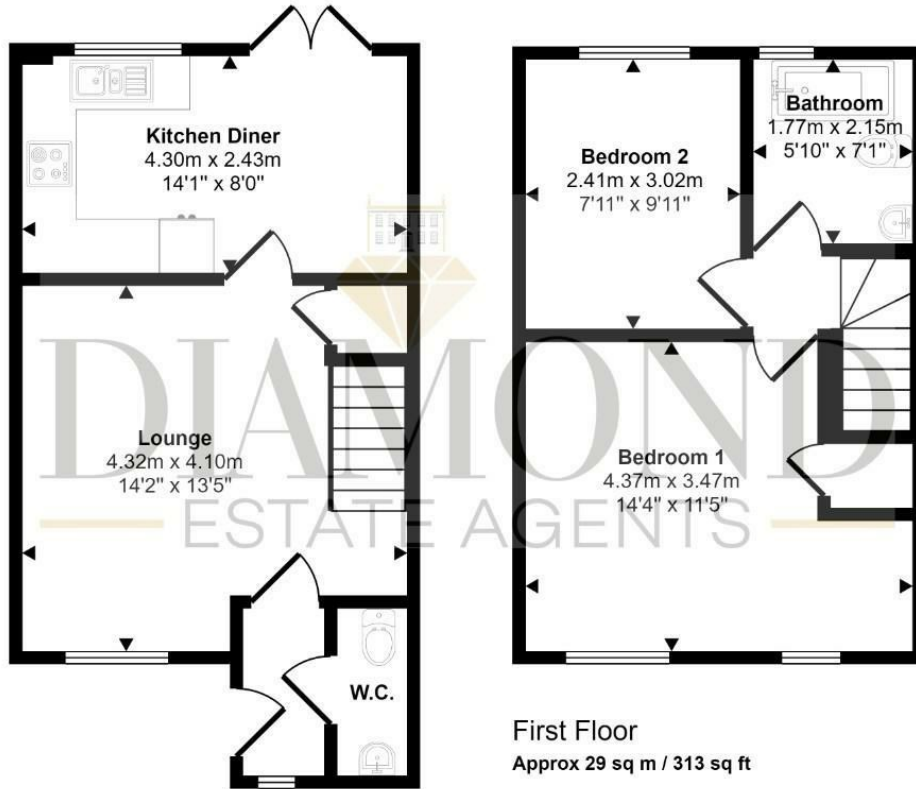
We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

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.



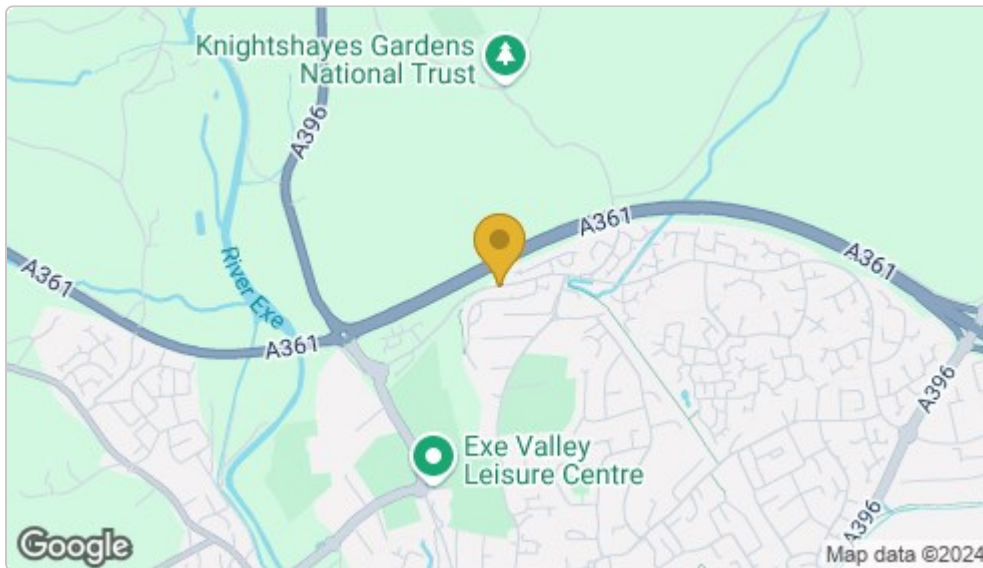
# Floor Plan

Approx Gross Internal Area  
60 sq m / 649 sq ft

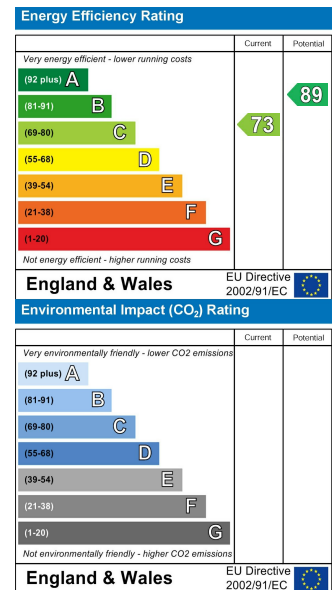


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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.