



3 Withy Close, Tiverton, EX16 4HY

Freehold

Price £260,000

Council Tax Band - C

A charming TWO DOUBLE BEDROOM detached house with GARAGE offers a tranquil retreat in the heart of the ever-popular Canal Hill area. Boasting a dual aspect lounge diner with fire place and breakfast hatch, entrance hall, ground floor bathroom and kitchen on the ground floor while the first floor landing offers a light and airy space with two large bedrooms with built in wardrobes and a w.c., this property provides ample space for comfortable living with potential to expand if required.

With parking available for up to two cars, including a single garage and driveway for off road parking, convenience is at the forefront of this home. The quiet cul-de-sac location offers easy access within a few minutes walk to the Great Western Canal where stunning walks, boat hire, play area and cream teas await you.

Step outside to discover an enclosed rear garden, ideal for relaxing or entertaining guests in a picturesque setting with side gate to the front and door leading to the rear of the garage.

Although in need of modernisation, this property presents a fantastic opportunity to create a bespoke living space tailored to your tastes with the property benefitting from gas central heating and double glazed windows. Offered with no onward chain and vacant possession.

The property itself offers easy access to Tesco supermarket and the leisure centre and hospital, all under a mile distant. The town centre itself is a little over a mile distant and offers a wide range of shopping & recreational facilities, whilst the A361 North Devon Link Road offers dual carriageway access to junction 27 of the M5 motorway (about 7 miles distant) or the surfing beaches of the North Devon coastline being around an hour's drive away.

Entrance Hallway



On entering the property, you are greeted into the welcoming Entrance Hallway with stairs rising to the First Floor Landing, parquet flooring, radiator, coat hooks and doors to

Kitchen



With window overlooking the rear garden and fitted with a comprehensive range of base cupboards and drawers with matching eye level wall mounted units, and door to side leading to the garage and rear garden.

Lounge Diner



A spacious dual aspect lounge/diner with double glazed windows to front and rear aspects with fire place and breakfast hatch and parquet flooring.

Bathroom



Offering a three piece suite with pannelled bathr, low level w.c. and pedestal wash hand basin with window to side aspect.

First Floor Landing



with double glazed window to front aspect and airing cupboard with doors leading to.

Bedroom Two



A double bedroom with built in wardrobes and radiator with double glazed window to rear aspect.

Bedroom One



A large dual aspect bedroom with radiator and built in wardrobes with double glazed windows to front and rear.

Cloakroom



Offering a low level w.c. and window to side aspect.

Outside



The rear garden is mainly laid to lawn with flower beds

offering an array of flowers and shrubs, with gate to front aspect and double glazed door to garage.

The front offers a walled boundary with garden laid to lawn with drive for off road parking and path leading to the entrance door and side gate.

Garage

The garage offers an up and over door to the front and door to rear garden with windows and light and power.

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

///chained.jolly.spider

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).

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

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

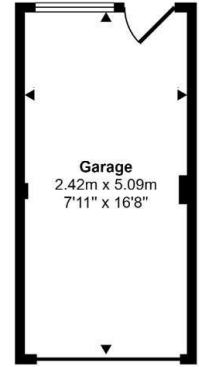
Approx Gross Internal Area
90 sq m / 969 sq ft



Ground Floor
Approx 39 sq m / 415 sq ft



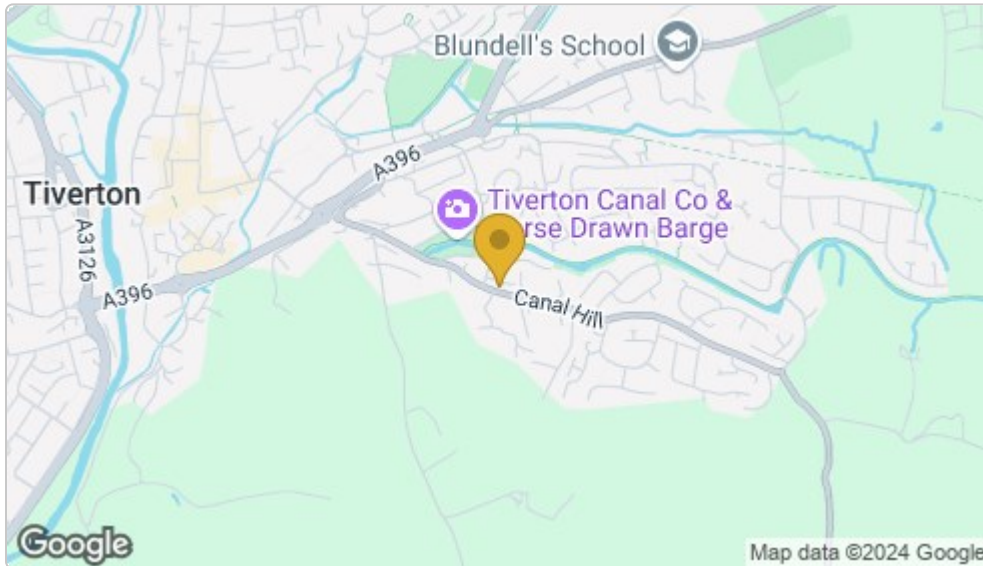
First Floor
Approx 39 sq m / 421 sq ft



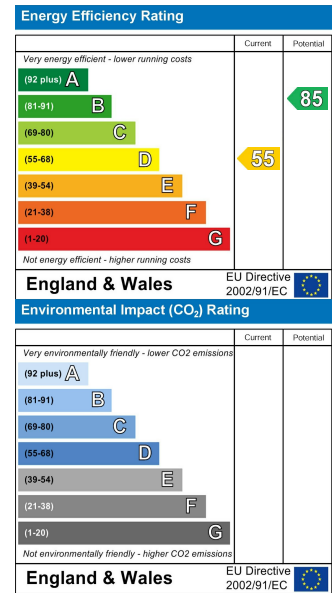
Garage
Approx 12 sq m / 133 sq ft

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.