



4 Higher Loughborough, Tiverton
Council Tax: D Freehold

Offers In Excess Of
£475,000

This immaculately presented THREE DOUBLE bedroomed detached bungalow has been a much loved family home for the past 39 years for the current owners and is situated in a tucked away cul de sac position on the edge of Tiverton.

The spacious accommodation benefits from a lounge with dual aspect views up the Exe and Lowman Valleys over to the Knightshayes estate, large hallway with built in storage providing the potential to convert the loft (subject to the necessary consents) whilst leaving the rooms untouched. The main bedroom has space for an ensuite if desired, two further bedrooms, the bathroom also has a separate shower and there is a dining room which is separate from the kitchen.

To the front of the property, there is parking for 2 cars leading to the garage along with a lawned area which could provide extra parking if required. To the rear of the property, is a superb garden to suit all people - from the keen vegetable grower with the lower part having been used as a large allotment for many years, the gardener who loves flowers and shrubs and enjoys an established garden providing colour throughout the year to the family who just wants to relax and let the kids enjoy the space to play whilst they relaxing on the large decked area which is ideal for entertaining and enjoying the views.

The property occupies a super position within this quietly located cul de sac on the south side of Tiverton and offers easy access to Tesco supermarket, the leisure centre and hospital; all under a mile distant. The town centre itself is a little under a mile distant and offers a wide range of shopping and 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 rugged surfing beaches of the North Devon coastline being around an hour's drive away.



Entrance Hallway

Upon entering the property, you are greeted into the spacious entrance hallway with built in storage and an airing cupboard housing immersion tank. The hallway offers the space to create a staircase for a loft conversion (subject to the necessary consents) and if required. There is a radiator and doors off to

Lounge

This bright and airy room benefits from dual aspect windows to the side and rear elevations with panoramic views up the Exe and Lowman valleys over towards the Knighthayes estate. There are two radiators, television points and feature stone fireplace.

Dining Room

Large picture window to the rear elevation overlooking the rear garden, a radiator, telephone and television points and door into

Kitchen

Large picture window to the rear elevation overlooking the rear garden with far reaching views up the Lowman Valley. The modern kitchen comprises a range of a base cupboards and drawers with rolled edge worktop over. Integrated fridge, electric Neff oven, hob and space for dishwasher and tiled splashbacks. A further range of matching wall mounted cupboards with under cupboard lighting and extractor fan. There is a radiator, wood effect laminate flooring, storage cupboard with plumbing for washing machine and shelving, airing cupboard housing gas boiler and door leading to the side elevation

Bedroom One

This large bedroom has plenty of space to incorporate an ensuite if required. Window to the front elevation overlooking the parking area and radiator

Bathroom

This recently updated bathroom has an obscure glazed window to the side elevation. The modern white bathroom suite comprises a low level walk in shower cubicle with mains thermostatic shower, panelled bath with mixer tap, hidden cistern WC, vanity washbasin, tiled splashbacks and radiator.

Bedroom Two

With dual aspect windows to the front and side elevations overlooking garden areas and radiator

Bedroom Three

Window to side elevation and a radiator

Garage

With electric roller door, window to the side elevation and a courtesy door to the rear.

There is power and lighting installed.

Outside

To the front of the property, there is parking



for THREE cars leading to the garage. To the side is a garden area which is mainly laid to lawn with a brick wall to the front and mature hedge to the side. A path leads from the parking area around the side and to the rear of the property.

The rear garden has been a labour of love for the current owners and has been divided into two areas with the upper garden having a large decked area which is perfect for entertaining and enjoying the sunshine and the views. A path leads down the middle of the lawn areas with flower bed borders housing an array of flower and shrubs. The lower garden area was used as a very productive vegetable area but the beds have been reduced over the years with just the one now remaining with a profusion of vegetables along with a wooden storage shed. The rest of the garden been laid to lawn.

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 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.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(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	
		70	84
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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
1239 sq.ft. (115.1 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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