

**28 Bonville Crescent, Tiverton, EX16 4BN**

**Freehold**

**Asking Price £330,000**

Council Tax Band - C

**VACANT POSSESSION WITH NO ONWARD CHAIN!**

Situated within a few hundred yards walk from the Grand Western Canal and Country Park offering miles of stunning walks, this EXTENDED TWO bedroomed detached bungalow offers spacious and adaptable accommodation and benefits from gas central heating and uPVC double glazed windows and doors.

With accommodation comprising of Entrance Hall, Kitchen Dining Room, Lounge, two double bedrooms and shower room this super bungalow boasts well kept gardens to three sides, gas central heating, double glazing and a conservatory to the side. Outside there is a driveway offering parking for a couple of vehicles which leads to a covered carport and in turn into a garage with workshop to the rear.

Bonville Crescent is situated within a stones throw of popular primary schools, with parks nearby. Tiverton is a rapidly growing Mid Devon Town, approximately 6 miles from Junction 27 of the M5 from which Taunton and Exeter can be easily reached, with Parkway mainline station serving London within two hours, and Exeter airport can be reached within half an hour.

### Entrance Hallway

upon entering the property, you are greeted into the entrance hallway with wood effect laminate flooring, telephone point, radiator, loft hatch, airing cupboard with slatted shelving and radiator. Doors off to

### Bedroom Two 11'7" x 8'11" (3.55 x 2.73)



Window to the front elevation overlooking the front garden with roof top views to countryside beyond. Radiator, television and telephone points. Built-in wardrobes. Wood effect laminate flooring

### Lounge 20'4" max x 12'7" max (6.22 max x 3.85 max)



Large window to the front elevation overlooking the front garden with rooftop views. Radiator, television and telephone points, air-conditioning unit, ceiling fan and door into

### Conservatory



Triple aspect windows overlooking the rear garden and double doors leading out to the rear patio. Radiator.

### Bedroom One



Window into conservatory. Radiator, built-in wardrobes, wood effect laminate flooring. Air conditioning unit, telephone and television points. Shower cubicle with electric shower and tiled splashbacks. Extractor fan

### Kitchen Area 10'9" x 9'6" (3.29 x 2.91)



Window to the side elevation looking into carport. A range of base units comprising of cupboards and drawers with worktop over. Inset sink with mixer tap, tiled splash backs, electric oven and hob. Matching wall mounted cupboards with corner display shelving. Space for washing machine.

### Dining Area 12'5" x 7'1" (3.79 x 2.16)



Window to side elevation looking into the carport. Double doors with large side window leading out to the rear patio area. Wall mounted gas boiler. Radiator

### Shower room 7'8" x 5'9" (2.36 x 1.77)



Modern white shower suite comprising of low level WC, vanity wash basin with mixer tap and storage cupboards under, large walk-in shower cubicle with thermostatically controlled rainfall showerhead with separate showerhead, tiled splashback and flooring. Heated towel rail and obscure glazed windows to the side elevation.

### Garage 17'1" x 9'8" (5.22 x 2.95)



With electric roller door, power and lighting. Electric charging point for electric car.

## Workshop 9'1" x 7'11" (2.78 x 2.42)



With power and lighting

## Outside



The property is approached via the driveway with parking for four cars leading up to the carport providing parking for a further two cars up to the garage. The front garden has been made low maintenance and laid to artificial grass with flowerbed borders housing an array of plants and shrubs with a courtesy gate leading to the side garden

Carport has lights outside sockets and tap

The low maintenance rear garden has a large patio area ideal for entertaining and enjoying the sunshine with the remainder of the garden being laid to artificial grass with

a selection of flowerbeds giving a profusion of plants and shrubs and trees plus a rockery. Two storage sheds and a greenhouse. A further area formerly used as a vegetable patch.

## Services

Mains electricity, 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

///blows.curry.single

## Property Information

Diamond Estate Agents can confirm that the Grant of Probate has now been issued in relation to this property. Since taking the virtual tour, the sellers have had the ceilings skimmed in the Lounge, Kitchen and Dining Areas and Bedroom One. The fences and shed have been painted and the hedges have been trimmed. A new virtual tour will be available shortly.

## 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.

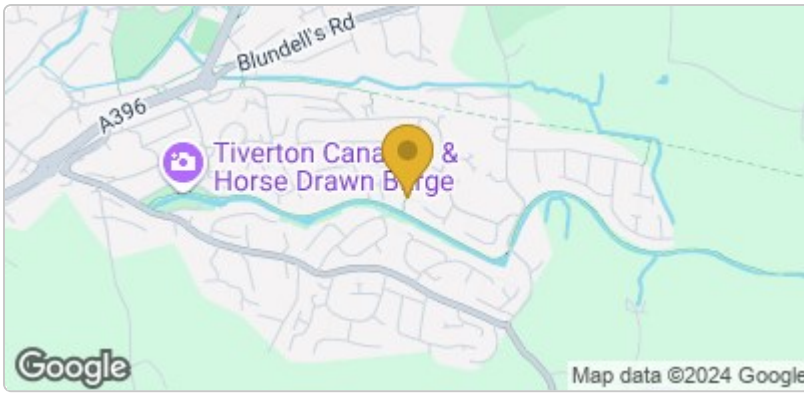
We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As

we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

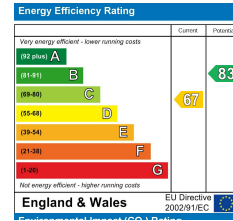
We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

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.

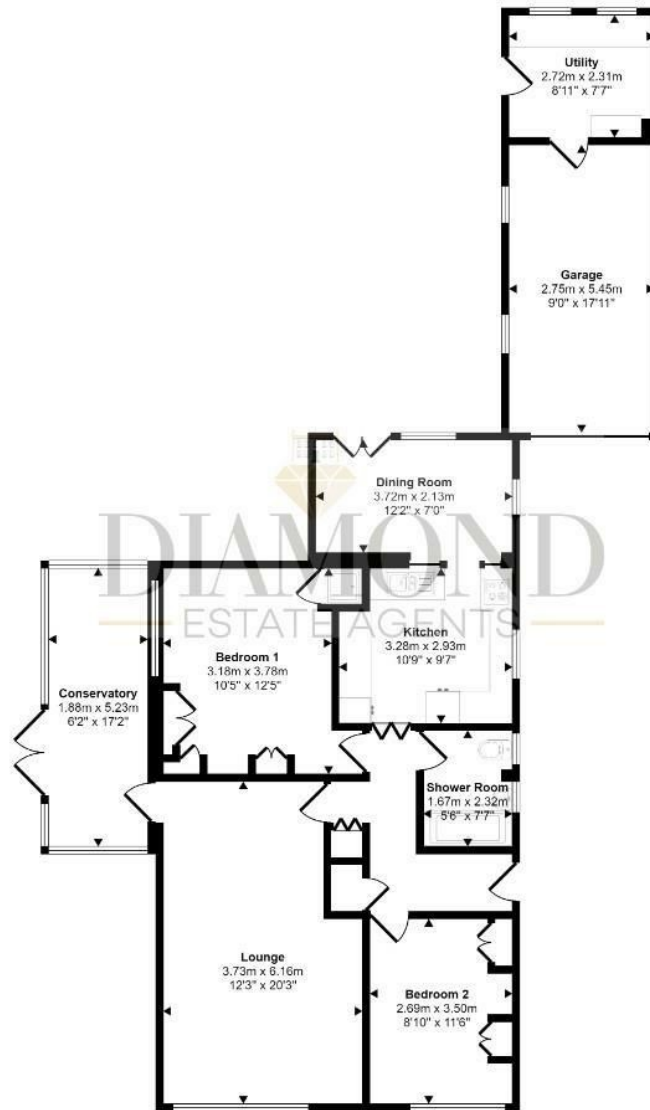
## Area Map



## Energy Efficiency Graph



Approx Gross Internal Area  
109 sq m / 1171 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 Make Snappy 360.

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.