



42 Tidcombe Lane, TIVERTON, EX16 4EQ

Council Tax: E    Freehold

Asking Price £795,000



Tidcombe Lane of Tiverton, is situated within a few hundred meters of the world renowned Blundells school and the the Grand Western Canal famous for its walks, lies a remarkable detached family home renovated in 2003. This property boasts 6 reception rooms, 4/5 bedrooms, and 5 bathrooms, offering ample space for comfortable living.

As you approach the property, you are greeted by a picturesque setting with flat landscaped grounds adorned with lush lawns, mature shrubbery, and trees that create a natural boundary. The double gated entrance ensures privacy, leading to a large hard-standing area perfect for multiple vehicles. Additionally, a shingle stone driveway extends to a double garage with room above, providing parking for up to 10 vehicles including a mobile home.

The interior of the house is equally impressive, featuring a stunning sitting room with a stone fireplace and double doors opening to the front garden, a spacious country feel kitchen/breakfast room/reception room with a gas range, and a delightful dining room with a stone fireplace. The property also offers a study/bedroom five option, a family room extension with access to the rear garden, and a walk-in larder cupboard off the kitchen for added convenience.

Upstairs, the stunning landing space offers double doors to the veranda and further seating area with doors to two double bedrooms, each with an ensuite shower room. Bedroom two even boasts double doors to the veranda offering a lovely outdoor retreat with stunning views. The property also holds potential for an enclosed 40ft swimming pool in the garden, subject to reapproved planning permission.

The property is located in a sought-after area near the Grand Western Canal, this residence in Tiverton is ideal for those seeking a peaceful lifestyle amidst scenic surroundings. With its spacious rooms, beautiful gardens, and proximity to nature walks providing easy access to the town centre for shops and services and range of schools nearby.



## Front Garden

One of the main features of this picturesque setting set on flat landscape grounds that is mainly laid to lawn, enclosed with mature bordered shrubbery and trees, creating a natural boundary. A double gated entrance provides privacy leading with a large hard-standing area ideal for numerous vehicles approaching the entrance gates with shingle stone driveway providing further off road parking for numerous vehicles, which extends to a double garage and a front patio area with pathways leading to the wrap around plot side gardens. The front offers potential for planning permission for an indoor 40ft swimming pool in the garden having historically been verbally agreed upon enquiry. Conditional planning consent approved for erection of enclosed swimming pool application ref number 04/0901680-sull (decision date 29 Oct 2004).

## Side and Rear Garden

The side gardens include a lawned area with flower beds and area laid to lawn to one side and a large area laid with shingle stone both enclosed with timber fencing both offering patio pathway leading to the rear garden and conservatory door entrance or rear entrance hall.

## Canopy Entrance

Leading with a covered picturesque entrance area with glass panelled window entrance door leading to

## Entrance Hall

A welcoming entrance space with quarry tiled flooring, an archway leading to a further open entrance area with oak wood flooring, solid oak wood stairwell leading to the first floor floor landing space with storage cupboard under, radiator, and doors leading to various rooms.

## Sitting Room

A stunning dual aspect living space featuring a stunning stone fireplace with a gas fire, cornicing, t.v. and telephone points, wood-framed windows to the side and double doors to the front aspect over looking and leading out to the front garden.

## Through room/Reception Area

A separate reception area joining the two areas of accommodation together featuring cornicing, inset spotlighting, archway leading to the entrance hall, radiator, wood framed double-glazed windows and double doors leading to the family room and doorway leading to the kitchen end of property.

## Kitchen/Breakfast/Reception Area

A stunning modern country fitted kitchen/breakfast room offering a square edge worktop with an extensive range of cupboards and drawers. It features a one-and-a-half bowl sink unit with a mixer tap, matching eye-level cupboards, and a freestanding Falcon five-ring gas burner with a double oven. Additional features include an integrated dishwasher, updated kitchen amenities, a breakfast island with a granite worktop, cupboards underneath with bar stools, laminate wood flooring, an integrated fridge and freezer, dual aspect wood framed windows overlooking the front and side gardens, inset spotlighting, reception area with French doors leading to the patio, and double doors into the dining room.

## Dining Room

A spacious and generous room mirroring the sitting room and can be utilised as a second sitting room depending on requirements fitted with dental block cornicing, stone fireplaces with gas fire, radiator, two large

wood framed double glazed windows to front aspect and featuring oak tree parquet planked flooring from a felled oak tree at Blundell's School.

## Pantry

An ideal storage space with built-in cupboards, laminate wood flooring, strip lighting, and a double-glazed window to the rear aspect, overlooking into the conservatory.

## Cloakroom

This room features a white suite comprising a close-coupled low-level w.c., wash hand basin with vanity storage cupboard under with mixer tap over, chrome heated towel rail radiator, wood framed double-glazed window to the side aspect overlooking the side gardens.

## Utility Room

An excellent addition with plumbing and space for a washing machine and tumble dryer. It houses a floor-mounted Worcester combi boiler installed in 2020 with a Honeywell control for mobile phone control, consumer unit, strip lighting, extractor fan and wood-framed double-glazed windows to the rear aspect overlooking the rear garden.

## Study/Bedroom Five Option

A versatile space that is currently used as an office/meeting room or additional bedroom option offering cornicing, radiator, t.v. point, wood-framed double-glazed window to the front aspect overlooking the entrance drive area.

## Inner Lobby

Includes a door leading to the inner lobby area with access to the large bedroom one with door to the ensuite shower room and inset spotlighting.





## Bedroom One

A generous dual aspect double bedroom with space for multiple large wardrobes, radiator, wood-framed double-glazed windows to the side and rear aspects overlooking garden area and rear garden, cornicing, and a door leading to the dressing room.

## Dressing Room

An ideal additional room off bedroom one with vinyl flooring, two built-in double wardrobes, inset spotlighting, radiator, wood-framed double-glazed window to the side aspect over looking the side garden.

## Ensuite Shower Room

Comprising of a white suite with a larger than average curved shower cubicle with mains power shower and rain head over, panelled walls, curved glass shower doors, built in wash hand basin with a mixer tap and vanity storage cupboard, concealed close coupled low level w.c. and vanity storage cupboards, matching eye-level storage cupboards, tiled walls with spotlighting, cornicing, wood-framed double-glazed window to the rear aspect overlooking the rear garden.

## Family room

A light and airy addition with a large radiator, uPVC double-glazed windows over looking the rear garden with double doors leading to the rear garden built with a conservatory roof that has been insulated and sound proofed to a high standard.

## Rear Entrance Hall

Entering a double-glazed wood-framed door leading from the rear garden offering cornicing, loft hatch, inset spotlighting, laminate wood flooring, radiator, and doors leading to the utility room, cloakroom with open plan walk through area to the kitchen/breakfast room.

## First Floor Landing/Reception Area

A light and airy clever landing space with seating area ideal for unwinding away from the rest of the accommodation, storage cupboard, radiator, solid wood flooring, wood-framed double-glazed window to the front aspect overlooking the front garden, eaves storage cupboard and double doors leading to a large veranda.

## Bedroom Two

A double bedroom with laminate wood flooring, wood-framed double-glazed double doors to front aspect leading out to the stunning veranda, radiator, and door leading to the ensuite shower room.

## Ensuite Shower room

A white suite comprising a curved shower cubicle with mains shower and glass screen doors, low-level WC, pedestal wash hand basin with mixer tap, chrome heated towel radiator, tiled flooring, matching tiled walls, inset spotlighting, extractor fan, and shaver point.

## Veranda

A stunning sunny resting place ideal for entertaining, with wrought iron railings surrounding the lovely seating area with south/west facing views over the front garden with country side views in the distant and a second double doors leading to bedroom two.

## Bedroom Three

A double bedroom with a radiator, t.v. point, wood-framed double-glazed dormer window to the front aspect overlooking the front garden, and a door leading to the ensuite shower room.

## Ensuite shower room

Comprising a curved shower cubicle with glass screen doors and Mira electric shower over, extractor fan, inset spotlighting, close coupled low-level w.c., pedestal wash hand basin with mixer tap, chrome heated towel radiator, tiled flooring with matching wall tiling and shaver point.

## Bedroom Four

A cosy single bedroom with radiator, eaves storage cupboard and Velux window to the rear aspect.

## Family Bathroom

A white suite comprising a large curved bath with wood panel surround and ornate mixer tap with shower hose attachment, pedestal wash hand basin, low-level w.c., radiator, tiled flooring with matching tiled walls, inset spotlighting, extractor fan and Velux window to the rear aspect.

## Double Garage

Within the grounds to the front, there is a double electric door to the front offering light and power with stairwell leading to the first floor that ideally can be used as an additional office while offering potential to create an annexe if required.

## Property Information

Additional Features

Built in 1952, featuring oak tree parquet planking from Blundell's School in the dining room.  
Combi boiler installed in 2020 with Honeywell control for mobile phone control.  
Wood framed double glazed with GCH radiators.  
Potential for planning permission for an indoor 40ft swimming pool in the garden.  
Conditional planning consent approved for erection of enclosed swimming pool application ref number 04/0901680-sull (decision date 29 Oct 2004). Plans available on request.

## What3Words

//wider.bats.clown

## Agent Information

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.

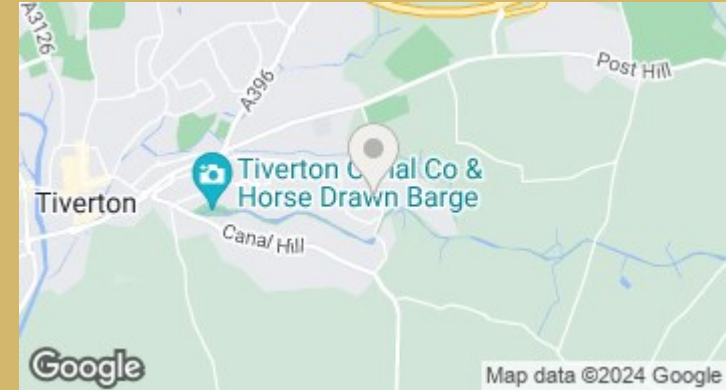
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.







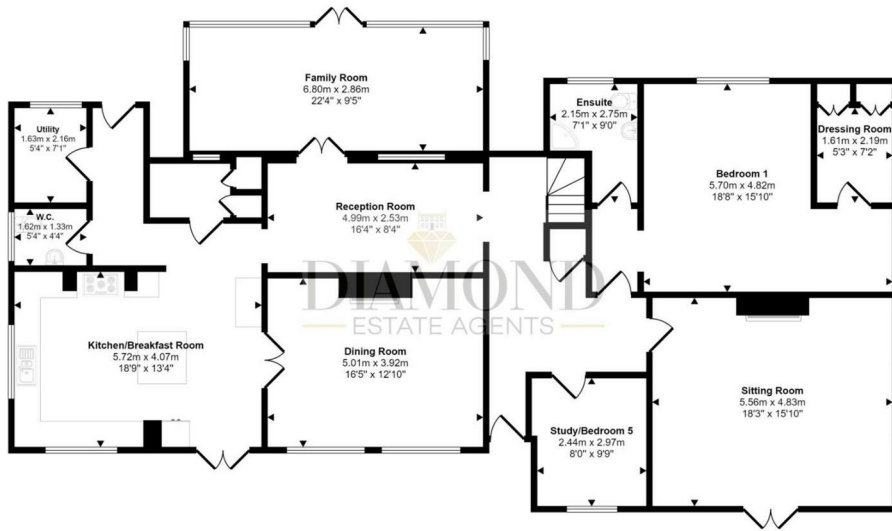
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		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.



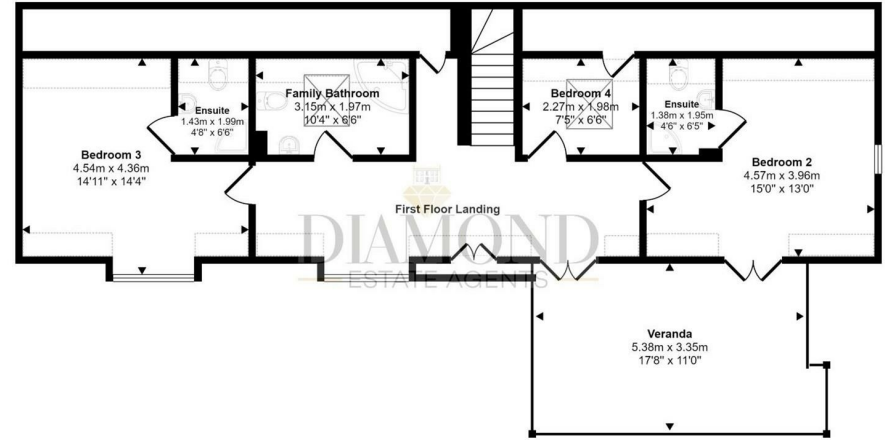




Ground Floor  
Approx 184 sq m / 1978 sq ft

Denotes head height below 1.5m

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.



First Floor  
Approx 86 sq m / 928 sq ft

Denotes head height below 1.5m

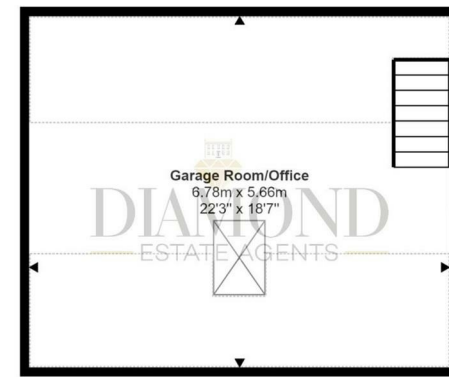
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Garage  
Approx 39 sq m / 416 sq ft

Denotes head height below 1.5m

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Garage First Floor  
Approx 38 sq m / 413 sq ft

Denotes head height below 1.5m

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