



Homelea Puddington, Tiverton, EX16 8LW

Price £700,000

Council Tax: C Freehold

Nestled in a 0.48 acre plot in the charming rural hamlet of Puddington, this detached bungalow has been extended and modernised through out by the current owners and offers a tranquil retreat in the heart of Mid Devon. Boasting good sized accommodation throughout including the Lounge/Diner with underfloor heating and triple folding doors leading out to the decked area creating a great entertaining area all year round. The Kitchen/Breakfast room has extra height storage and plenty of worktop space with integrated appliances for the keen cook to enjoy. **THREE DOUBLE bedrooms with TWO ENSUITES** means this property provides ample space for comfortable living.

There is a large loft which offers potential to expand and customize the living space to suit your needs and preferences further if required (STP.).

One of the standout features of this bungalow is the outside area offering generous parking space, with room for up to 11 cars plus the garage, making it ideal for those with multiple cars or visitors. The property is set to the front of the plot leaving a large garden to the side and rear to enjoy in private.

Situated just 9 miles from both Tiverton and Crediton, this property offers the perfect blend of peaceful countryside living with easy access to nearby towns for amenities and services.

The villages of Morchard Bishop and Witheridge are situated nearby both offering shops and amenities, including primary schools, churches, stores, newsagents, public houses, restaurants, doctors' surgery, vets and sports facilities. The popular mid-Devon market town of Tiverton is situated approximately 8.5 miles to the east, providing a comprehensive range of shopping and recreational facilities along with Parkway mainline station but the town is best known for the world renowned Blundell's Public school. The university city of Exeter is circa 16 miles distant and provides three stations and one airport with direct links to London Paddington.

- Fully modernised and extended by the current owners throughout
- Large lounge/diner with under floor heating and bi fold doors leading out to composite decked area
- Solar panels owned by the property and getting 15p per unit on unused electricity
- Oil fired central heating
- Set in a private 0.48 acre plot.
- **THREE DOUBLE BEDROOMS (two with ensembles)**
- Spacious kitchen breakfast room with plenty of storage and worktop space plus integrated appliances
- Parking for several cars
- Garage with store to the rear.



Entrance Porch

Upon entering the property you are greeted by the entrance porch which is perfect for getting ready to face or return from the elements whatever the season. With a window to the front aspect flooding the area with plenty of natural light and also lighting the inner hallway through the original front door with ornate style decorative window. Intricate wood effect flooring that continues through the hallway, kitchen/breakfast room and inner hallway. Radiator.

Hallway

The wide welcoming hallway give you the feel of the attention to details the owners have put into the property in making a practical family home with plenty of inset spotlights giving the flush modern look to the high ceilings, large loft hatch with ladder for ease of access for large items to be put in the loft. Handy shelving to one end and glazed double doors leading to kitchen/breakfast room and also into the lounge/diner.

Utility room/Cloakroom

This handy room has a range of floor and wall mounted cupboards providing plenty of storage along with a space for a washing machine. Work top space with an inset single drainer sink with mixer tap. Low-level WC, heated towel rail, extractor fan and inset spotlight. Wood effect flooring. Obscure glazed window to the front aspect.

Lounge/Diner

The social hub of the home is this spacious Lounge/Diner which is

perfect for entertaining all year round with the modern style wood burner for the winter months along with the under floor heating whilst the dual triple folding doors leading out to the large composite deck for the warmer months. Extra light floods the room from the dual aspect windows to the front and rear aspects overlooking the gardens. Modern conveniences include multimedia points inset spotlights and modern vertical radiators.

Kitchen/Breakfast room

The current owners were used to farmhouse size kitchens so created a modern version with an array of base and wall mounted units up to ceiling height providing plenty of storage and work top space for the keen cook to enjoy. Integrated appliances include Induction hob, oven, warming drawer, grill/microwave and dishwasher along with space for an American style fridge freezer. Dual windows to the front aspect overlooking the front garden and lane. Space for a 8 seater table. Background heating is provided by a modern vertical style radiator.

Inner Hallway

Doors off to

Bedroom One

This spacious main bedroom is an oasis to escape the family if required. There is a vast array of built in storage comprising wardrobes and drawers. Modern vertical radiator, tv point and window to rear aspect overlooking garden. Door into

Ensuite

Modern style suite comprising vanity wash basin with storage under and mirror with lighting above, hidden cistern low level WC and low level double shower cubicle with mains thermostatic shower and rainfall shower head. Heated towel rail, extractor fan, inset spotlights and obscure window to rear aspect.

Family Bathroom

Modern white suite comprising shower bath with glass shower screen and mains thermostatic shower with rainfall shower head over, vanity washbasin with mixer tap and storage under and mirror set over and hidden cistern WC. Victorian style radiator with towel rail attachment, slate effect flooring, extractor fan and inset spotlights completes the modern hotel chic look. Cupboard housing pressure water cylinder and airing cupboard with radiator and slatted shelving. Obscure glazed window to rear aspect.

Bedroom Two

Window to side aspect overlooking the side garden. Radiator, tv point, and a selection of built in wardrobes with drawers hanging rails and shelving. Door into

Ensuite

Modern style suite comprising vanity wash basin with storage under and mirror with lighting above, low level WC and low level double shower cubicle with mains thermostatic shower and rainfall shower head. Heated towel rail, extractor fan, inset spotlights and obscure window to rear aspect.



Bedroom Three

Window to the side aspect overlooking the side garden. Built in wardrobes with hanging rail, shelving and drawers. TV point, inset spotlights and radiator.

Outside

From the lane a paved pathway leads to the front entrance, flanked by well-tended flower beds with a variety of plants. The front garden boasts a beautifully maintained lawn, bordered by lush hedges providing privacy and a green backdrop whilst enjoying your morning coffee in the sunshine.

To the side of the property there is an expansive composite deck, equipped with retractable awnings for shade. This area is perfect for outdoor dining and entertaining with modern glass balustrades, offering unobstructed views of the garden while ensuring safety.

From the double gates a large driveway provides ample parking space plus turning area leading up to the garage with secure store/workshop area to the rear. To the left of the drive way is a large lawn area which the current owners have left to one end as a wildlife area.

The rear garden features several well-maintained vegetable patches, ideal for growing your own produce or creating ornamental flowerbeds. A greenhouse is situated by the vegetable patches, providing a controlled environment for more delicate plants and year-round gardening. To the rear of the garage is a storage shed along with a further shed by the double gates. There is a selection of young fruit trees, promising future harvests of fresh fruit.

This property is perfect for those who appreciate both indoor comfort and outdoor living. The garden is thoughtfully designed

to offer a variety of functional and recreational spaces, from vegetable gardening and fruit picking to relaxing on the deck. It is an idyllic retreat for anyone seeking a peaceful lifestyle in a beautiful setting.

Services

The property is equipped with solar panels owned by the property and currently get 15p per kw feed in tariff on unused energy., contributing to energy efficiency and sustainability.

Mains electricity

Mains water

Mains sewerage

Oil central heating

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>

Agent 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.





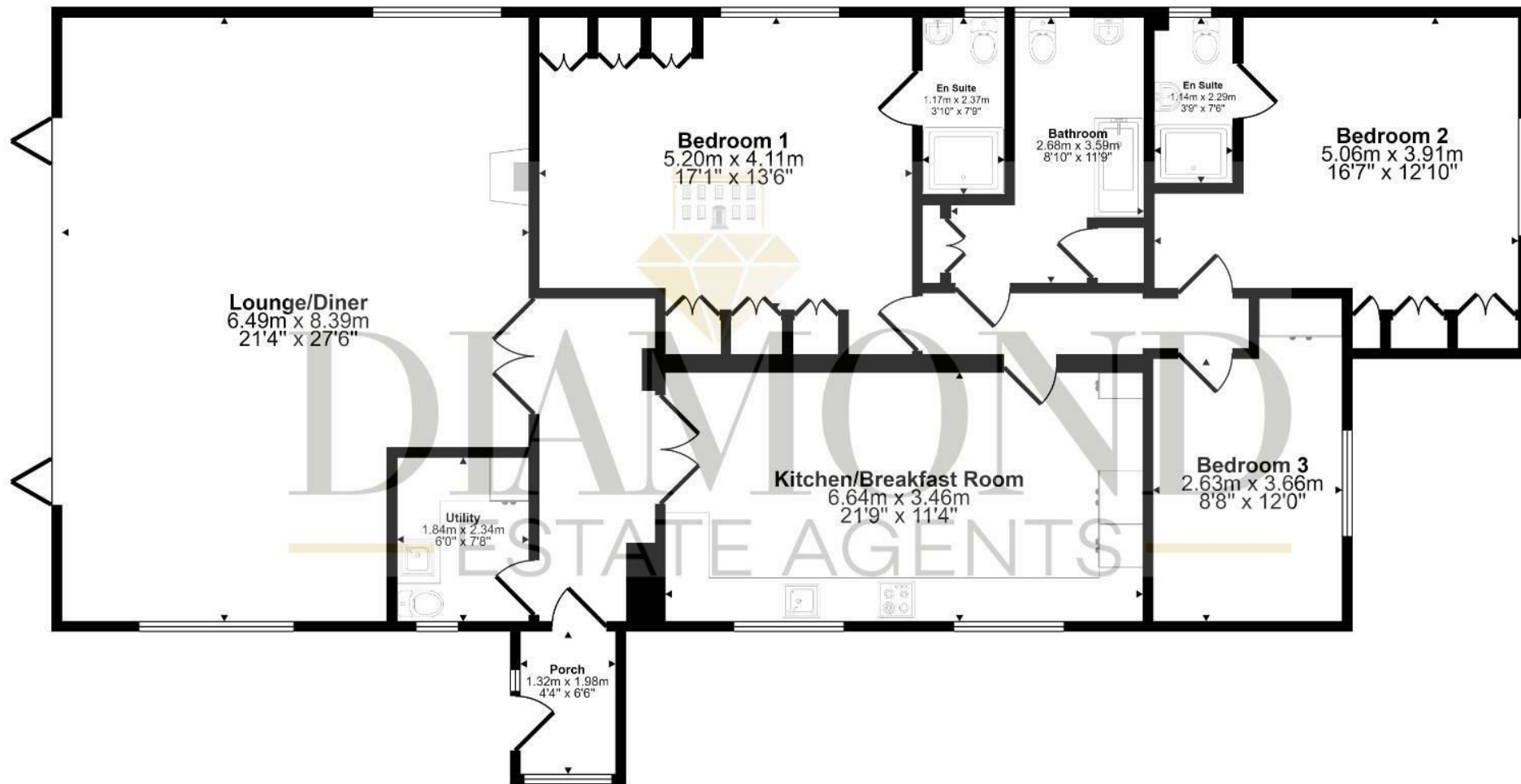
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38)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



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.



Approx Gross Internal Area
162 sq m / 1744 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 Made Snappy 360.