



19 Marguerite Road, Tiverton, EX16 6TD

Price £450,000

Council Tax: D Freehold

VACANT POSSESSION - NO ONWARD CHAIN! - Situated in Marguerite Road, Tiverton - this charming **EXTENDED FIVE** bedroom detached family home is immaculately presented throughout deserving an internal viewing to be fully appreciated.

Located in a highly desirable and sought after popular cul-de-sac, this property offers the perfect blend of comfort and space for a growing family. Boasting a welcoming entrance hall with cloakroom and stairwell leading to the first floor split landing, the dual aspect lounge leads into the dining room with patio doors enjoying the view over the rear garden, the kitchen/breakfast room offers a wide range of modern fitted units with some built in appliances and offering a pantry and internal door to the garage with a door to the rear garden.

Upstairs offers four double bedrooms with built in wardrobes with en-suite shower room off bedroom one, while bedroom five is a large single again benefitting from built in wardrobes. The family bathroom offers a white suite with shower over the bath ideal for young families.

Outside, the rear garden has lovingly been improved through the years, landscaped with an array of wonderful colourful plants, shrubs, and fruit trees as well as a large patio area that wraps around the rear, ideal for entertaining, with further various sun trap areas to enjoy the early morning and late evening sun.

The property offers gas central heating and double glazed windows and doors to provide excellent efficiency and low running costs.

Tiverton Town Centre is half a mile distant with a regular daily bus service nearby. Tiverton is a rapidly growing Mid Devon Market Town approximately 6 miles from Junction 27 of the M5 offering links from Tiverton Parkway mainline station serving Paddington London or Exeter City Airport and City Central. The Westcountry is known for excellent schools and low crime rate with coastline & beaches situated within a 30 minute drive that is ideal for surfing.



Canopy Entrance Porch

Leading with a uPVC double glazed entrance door and windows leading to.

Entrance Hall

A welcoming entrance space fitted with vinyl flooring, radiator, coving, stairwell leading to the first floor split landing with storage space under, doors leading to.

Cloakroom

A white suite comprising a low level w.c. and pedestal wash hand basin, vinyl flooring, radiator and uPVC double glazed window to front aspect.

Kitchen / Breakfast Room

Forming part of the large extension this modern fitted kitchen built for families in mind offers a large open plan room comprising of a square edge worktop with a one and half bowl stainless steel sink unit with mixer tap and tiled splash backs, wide range of base cupboards and drawers with matching eye level cupboards and two wine racks, integrated double oven with four ring gas hob and stainless steel chimney style cooker hood above.

Space and plumbing for washing machine and dishwasher, space for tall standing fridge/freezer, Large pantry storage cupboard, radiator and vinyl flooring with internal door leading to the garage and uPVC double glazed windows and door leading over looking and leading out to the rear garden.

Lounge

A light and airy sitting room offering dual aspect views that is open plan through into the dining room fitted with gas fire marble hearth and wood surround, t.v. and telephone point, coving, radiator and laminate wood flooring with square bay uPVC double glazed windows to front aspect and open archway leading to the dining room.

Dining Room

Offering laminate wood flooring, coving and sliding uPVC double glazed doors over looking and leading to the stunning rear garden with door leading to the kitchen.

First Floor Landing

A split level landing space incorporating an airing cupboard and doors leading to all bedrooms and family bathroom.

Bedroom One

A double bedroom forming part of the extension offers laminate wood flooring, radiator, coving, built in wardrobes with double doors and uPVC double glazed windows to rear aspect and open archway leading to.

Ensuite Shower Room

A spacious ensuite comprising of a sliding door shower cubicle with electric shower and tiled walls, pedestal wash hand basin with tiled splash back, low level w.c., radiator, coving, vinyl flooring and uPVC double glazed windows to rear aspect.

Bedroom Two

A double bedroom offering laminate wood flooring, radiator, sliding mirror door double wardrobe and uPVC double glazed windows to rear aspect.

Bedroom Three

A double bedroom offering laminate wood flooring, radiator, sliding mirror door double wardrobe and uPVC double glazed windows to front aspect.

Bedroom Four

A double bedroom forming



part of the extension over the garage offering, radiator, coving, double door wardrobe and uPVC double glazed windows to rear aspect.

Bedroom Five

A large single bedroom offering laminate wood flooring, radiator, double door wardrobe and uPVC double glazed windows to rear aspect.

Family Bathroom

A white suite comprising of a panelled bath with mains shower over and tiled splash backs with bifold glass screen door, pedestal wash hand basin with tiled splash back, low level w.c., chrome towel radiator vinyl flooring and uPVC double glazed windows to side aspect.

Outside

To the front there is a well tended garden offering a large area laid to lawn with shingle stone and hard standing drive offering off road parking for two vehicles leading to the garage and entrance door with pathway leading to the side gate and large area to the side of the property that offers a timber store shed and large patio area offering extra seating area or potential to extend to the side if required.

The stunning rear garden is perfect for those green fingered garden lovers with its large area laid to lawn, numerous flower beds comprising of bright and colourful shrubbery and plants with feature mini fish pond and water fountain extending to a lovely patio seating area that is ideal for al-fresco dining and further seating area to enjoy the evening sun. The property benefits from a large patio area wrapping around the rear and side of the property that is perfect for entertaining leading to

the patio doors to the dining room and door to the kitchen.

Integral Single Garage

A good size integral garage offering light and power and door leading to the kitchen and electric rollover door to front.

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

[///slug.plots.preoccupied](https://slug.plots.preoccupied)

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).

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.





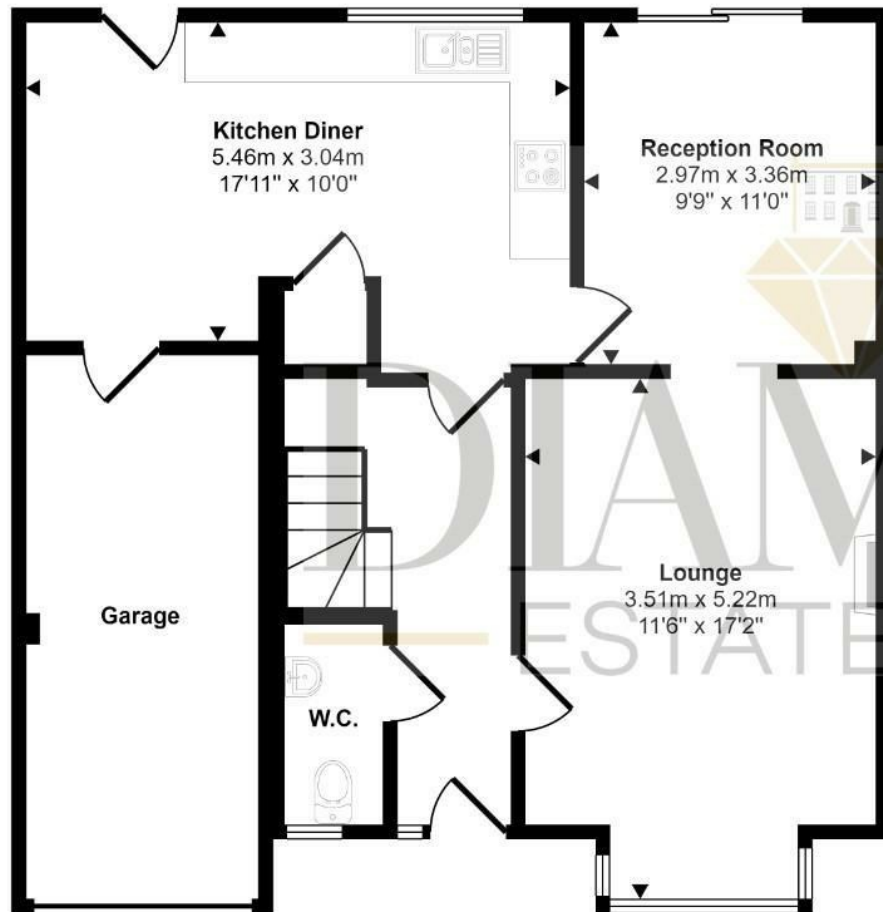
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		80	<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	England & Wales



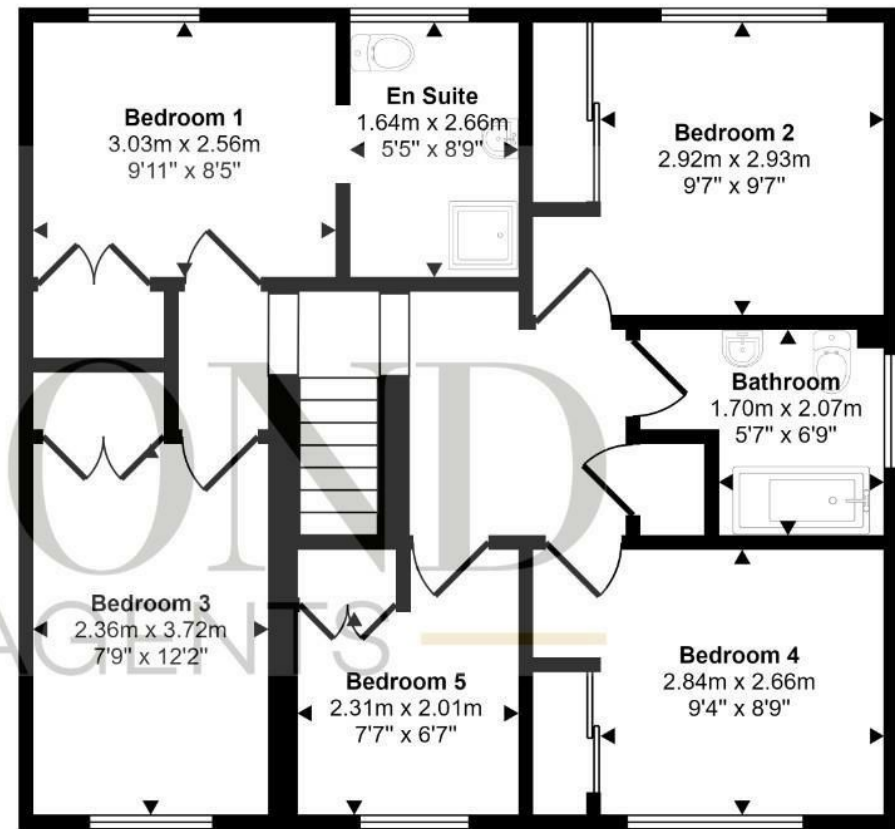
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should 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
140 sq m / 1504 sq ft



Ground Floor
Approx 71 sq m / 767 sq ft



First Floor
Approx 69 sq m / 738 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.