



8 Hann Road, Fairfax Heath, Tiverton, Devon, EX16 4FT

Price £340,000

Council Tax: C Freehold

Located on Hann Road Fairfax Heath in Tiverton, this charming end terrace house built to Barratt David Wilson Homes 'Weaver' style is a stunning example of the three bedrooms homes true potential of what a new home looks like. Boasting a large Lounge/dining room, stunning Kitchen with new utility room, cloakroom, upgraded entrance hall to the ground floor, three lovely bedrooms with ensuite to bedroom one, and family bathroom, this Barratt David Wilson built home is a perfect blend of comfort and style.

As you step inside, you are greeted by a warm entrance hall with oakwood flooring that leads to a well-appointed kitchen with ample storage space and a convenient walk-in utility room/pantry. The spacious lounge/diner is a delightful area with French doors opening to the lovely low maintenance garden, complete with a large store room that could easily be transformed into an external office.

Upstairs, the first floor is equally impressive with two generous double bedrooms, one of which features a luxurious ensuite shower room, while a third bedroom and a family bathroom provide ample space for a growing family or visiting guests.

The property is only 2 years old and benefits from a 10 year NHBC warranty offering the latest gas central heating system and uPVC double glazed windows and doors.

Outside, the property offers two off-road parking spaces, a landscaped rear garden, and easy access to open countryside walks and the North Devon link road. With the convenience of a nearby slip road off Blundells Road, commuting to the M5, Parkway mainline station, Paddington London, or Exeter City Airport is a breeze.

- Nearly New Family Home
- No Onward Chain
- Modern Fitted Kitchen with Utility Room
- Three Good Size Bedrooms
- Off Road Parking for 2 Vehicles
- Popular Braid Park Location
- Stunning Accommodation with superb upgrades
- Lounge/Diner with French doors to garden
- Stunning Bathroom, Ensuite and Cloakroom
- Pleasant Rear Garden



Canopy Entrance Porch

Leading in with a composite entrance door to

Entrance Hall

A welcoming entrance space recently improved to offer solid Oakwood flooring with radiator and spindle balustrade stairwell leading to first floor landing with storage cupboard under housing the consumer unit, sliding door leading to kitchen/breakfast room and sliding door leading to lounge/diner and door leading to cloakroom.

Kitchen/Breakfast Room

Fitted with a wide range of white worktops with matching upturn, comprising of cupboards and drawers under with a stainless steel single drainer sink unit with mixer tap over, two built-in hotpoint ovens, Integrated fridge/freezer and dishwasher, four ring stainless steel gas hob,

with matching chimney style cooker hood above and glass splashback, solid oakwood flooring with radiator, uPVC double glazed window to front aspect, wall mounted ideal logic combi boiler servicing hot water and heating.

Door leading to.

Pantry/Utility Room

Recently converted offering an ideal pantry/utility room comprising of shelving and space and plumbing for washing machine and tumble dryer with tiled flooring.

Cloakroom

Offering a white suite comprising of a close coupled low-level w.c., wash hand basin set on a vanity storage cabinet with mixer tap over and tiled splashback, radiator, extractor fan and solid Oakwood flooring.

Lounge/Dining Room

Offering a generous space fitted with Oakwood

flooring with two radiators and t.v. and telephone point, granite fireplace with matching hearth and electric fire, uPVC double glazed windows and French doors looking out and leading to

First Floor Landing

Offering spindle balustrade stairwell leading to the first floor with loft hatch leading to attic space and doors leading to .

Bedroom One

A double bedroom offering built in mirror fronted sliding door wardrobes, radiator, t.v. point, uPVC double glazed windows to front aspect and door leading to.

En Suite Shower Room

Comprising of a white suite with enclosed double shower cubicle with ceramic tiled walls and mains shower above with sliding glass doors, double wash hand basin with mixer tap set on a floating



wall mounted vanity drawer storage unit, low-level w.c., floating wall mounted storage cupboard, white towel radiator, tiled flooring with matching wall tiles, extractor fan, uPVC double glazed window to front aspect.

Bedroom Two

A double bedroom offering a radiator, t.v. point and uPVC double glazed windows to rear aspect.

Bedroom Three

A generous single bedroom offering a radiator and uPVC double glazed windows to rear aspect.

Family Bathroom

A white suite comprising of a panelled bath with mixer tap and mains shower over with glass screen panels, wash hand basin with mixer tap set on vanity storage cupboard, low-level w.c., white heated towel radiator, tiled flooring with matching wall tiles, extractor fan and uPVC double glazed window to side aspect.

Rear Garden

A landscape rear garden mainly laid to lawn with timber fence boundary and large patio area ideal for entertaining with uPVC clad shed and side gate leading to the front entrance area while the side area offers space for storage.

Front Garden/Parking

To the front there are two off-road parking spaces leading to the property with entrance path to entrance door, shingle stone flowerbeds and pathway leading to side gate for rear gardens.

Property Information

The property is subject to a service charge for the maintenance of communal grounds chargeable at £250.00 per annum.

Mains Water and Drainage

Electric Mains

Gas fired heating via combi boiler

Fibre Internet to the property

What3Words

To search property location with What3Words App search -
///policy.clerk.chuck

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		96	
(81-91) B		85	
(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	

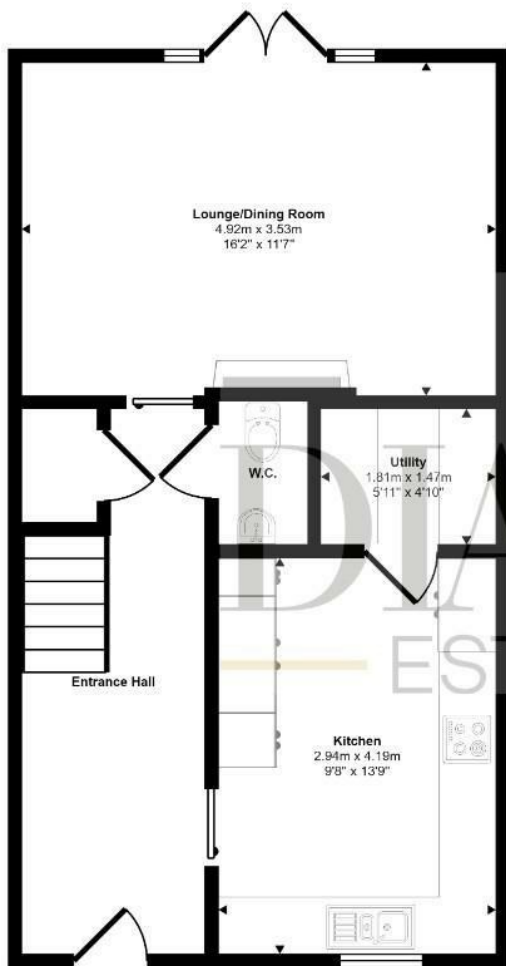
Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



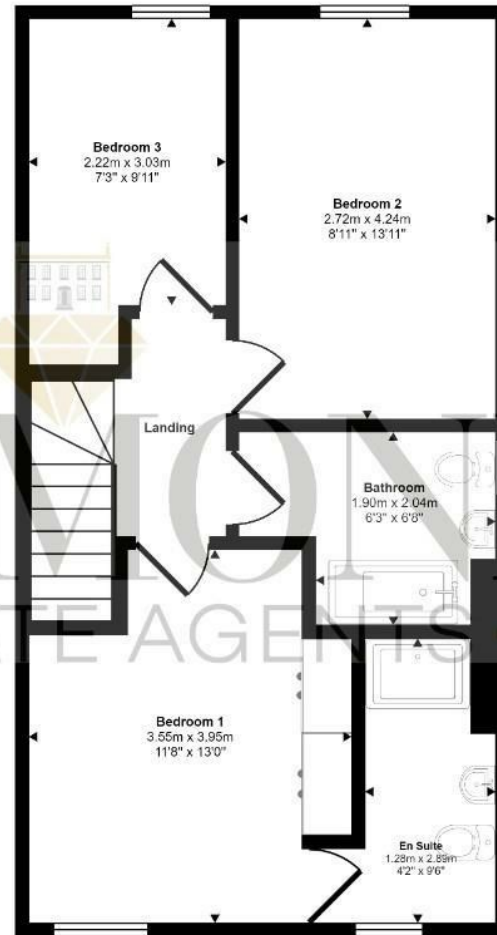
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should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



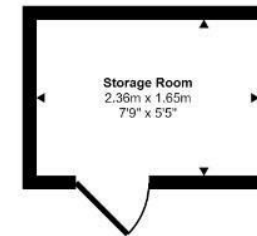
Approx Gross Internal Area
99 sq m / 1067 sq ft



Ground Floor
Approx 47 sq m / 508 sq ft



First Floor
Approx 48 sq m / 517 sq ft



Storage Room
Approx 4 sq m / 42 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.