



4 Corner Cottages Corner Lane, Tiverton, EX16 7AS
Freehold
Asking Price £250,000
 Council Tax Band - C

SPACIOUS COTTAGE WITH LARGE GARDEN AND GARAGE - VACANT POSSESSION WITH NO ONWARD CHAIN! - Situated in the charming Corner Lane of Halberton, Tiverton, this terraced house is a true gem waiting to be discovered. As you step inside to the entrance hall, you are greeted by a spacious lounge boasting a feature fireplace, perfect for cosy evenings with loved ones offering a large storage cupboard under stairs. The modern fitted kitchen, complete with integrated appliances, provides style and functionality with a door to a ground floor cloakroom and door to the impressive rear garden.

Built in the late 1700s, this delightful property comprises two double bedrooms, with the main bedroom impressing with its generous size and ample storage space. The stylish large bathroom, featuring a thermostatic shower, provides a touch of luxury to your daily routine.

One of the standout features of this home is the lovely rear garden, a tranquil oasis with a patio area ideal for al fresco dining and entertaining. Additionally, the garden includes two brick built storage sheds, perfect for keeping your outdoor essentials neatly organized whilst a garage situated nearby covers all aspects of modern life with further parking area.

Located off a quiet road on the edge of Halberton just a short distance from the market town of Tiverton or Parkway Mainline station to Paddington London with easy access to Exeter and Tiverton, this property combines convenience with rural charm. The nearby Grand Weston Canal provides a scenic escape where you can enjoy leisurely walks and take in the beauty of the valley.

Entrance Lobby

Upon entering the property, you are greeted into the entrance lobby featuring a night storage heater, telephone point and stairs leading to the first floor landing. A door provide access to the

Lounge/Diner



This spacious lounge/diner has a large picture window and window seat to the front aspect and offers charming views down the lane. The room features an electric night storage heater, a useful storage cupboard and Sky tv points. The focal point is the elegant feature fireplace with a marble surround and hearth, complemented by an inset electric fire. A door leads through to the

Kitchen



The modern kitchen overlooks the rear patio area through a well placed window and boasts a range of base cupboards and drawers with a practical worktop set over with inset single drainer sink and mixer tap. The kitchen is equipped with integrated appliances including electric oven and grill, ceramic hob, washing machine, dishwasher and fridge. There is a range of matching wall mounted cupboards with under cupboard lighting add to the functionality while tiled flooring and splashbacks complete the look. A door opens to the rear garden and into

Cloakroom

A contemporary cloakroom features a low level WC and washbasin along with an extractor fan and tiled flooring providing convenience and style.

First Floor Landing

The first floor landing offers access to the loft hatch and doors leading to all bedrooms and the family bathroom.

Bedroom One



This spacious bedroom features a large window to the front aspect with lovely views down the lane. It includes ample storage with under window storage cupboards, a double wardrobe with hanging rail, shelving, and light. There is also display shelving as well as an additional double wardrobe with hanging rail and shelving.

Bedroom Two



The second bedroom has a window to the rear aspect, providing beautiful views of the rear garden and countryside beyond and includes a cupboard housing the hot water tank with shelving above.

Bathroom



The modern bathroom offers a window to the rear aspect with scenic views. It comprises a white suite with panelled bath and mains thermostatic shower over, a hidden system WC and a vanity wash basin with storage cupboards and marble effect shelving. Additional features include a vanity mirror with a storage cupboard and spotlight, a shaver socket, tiled walls, an extractor fan, an electric heated towel rail and inset spotlighting.

Outside



The property boasts a delightful rear garden which features a large patio area leading to two brick built storage sheds. The garden is mainly laid to lawn with a variety of beds filled with a profusion of plants and shrubs. There is a seating area perfect for entertaining and enjoying the afternoon and evening sunshine whilst a large greenhouse which is staying with the property is ideal for the keen gardener to enjoy!

Garage and parking



To the front of the property is a communal parking area offering space for approximately two vehicles.

A lane leads round the right hand side of the terrace to a further area with parking for one car in front of the garage. The detached garage is a large single garage / workshop and offers power and an inspection pit.

Services



Mains water, sewerage and electricity. We are led to believe that there is gas in the road. Please note that the property is located on a private road and is in a Conservation Area.

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



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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).

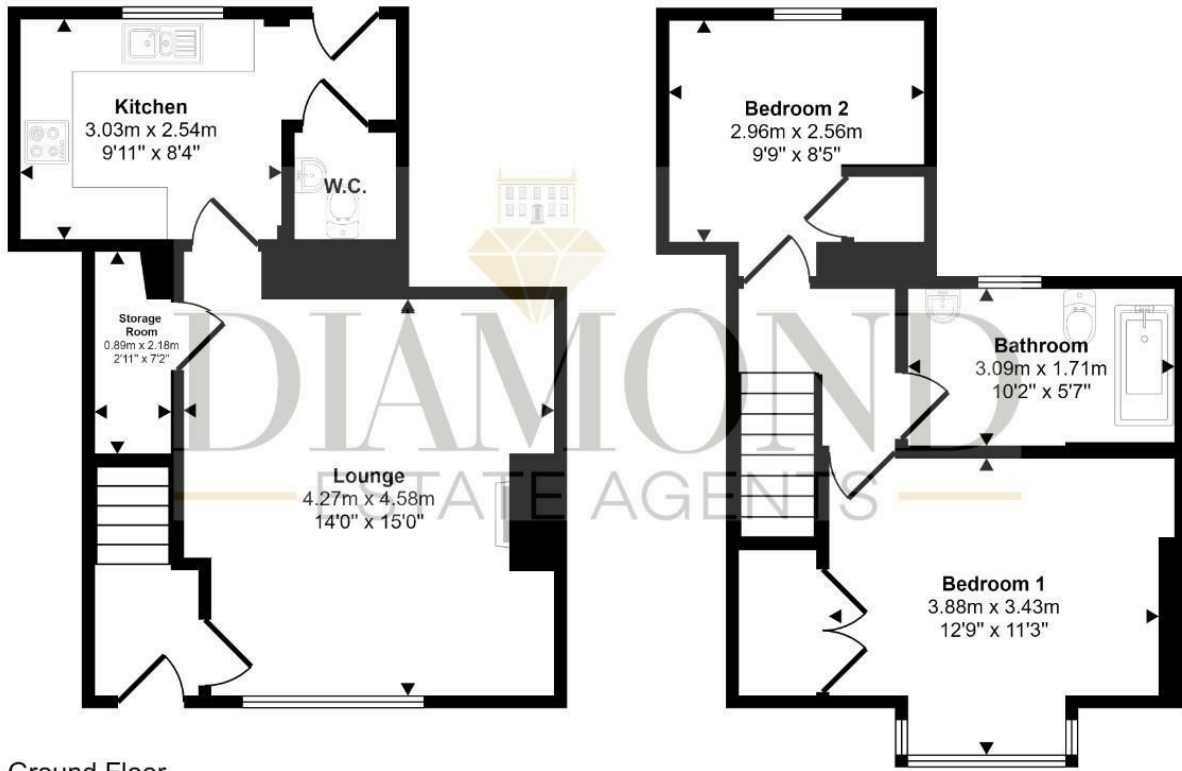
Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

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.

Floor Plan

Approx Gross Internal Area
71 sq m / 765 sq ft

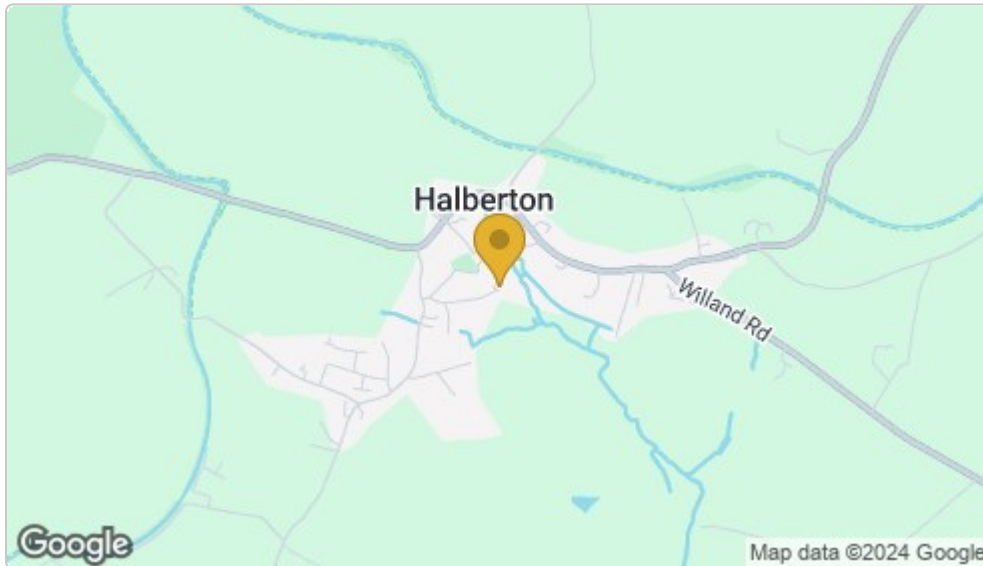


Ground Floor
Approx 37 sq m / 404 sq ft

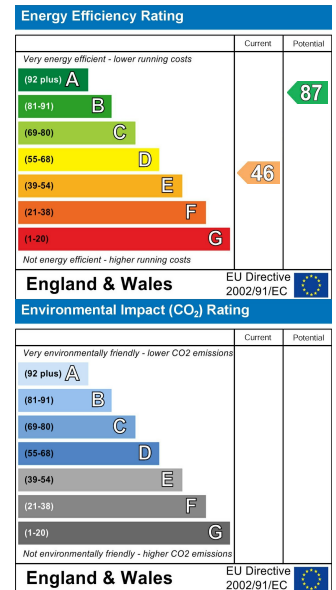
First Floor
Approx 34 sq m / 361 sq ft

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.

Area Map



Energy Efficiency Graph



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.