



4 Redlands, Blundell's Road, Tiverton, Devon, EX16 4DH

Asking Price £400,000

Council Tax: D Freehold

Welcome to this stunning period terraced house located on Blundells Road, Tiverton. This property oozes character expected in this style of property with high ceilings and large windows, allowing natural light to flood the rooms, creating a bright and airy atmosphere throughout, picture rails and ornate fireplaces whilst the accommodation boasts TWO reception rooms, SIX spacious bedrooms, and TWO bathrooms, providing ample space for a growing family or those who love to entertain guests.

The setting of the house away from the road offers a sense of privacy and tranquillity, making it a peaceful retreat to come home to whilst having the convenience of the town centre being only 0.5 mile walk away. Just down from the property is a bus stop along with a petrol station and convenience store.

Outside to the front is a low maintenance garden whilst to the rear there is a courtyard area which is ideal for enjoying the sunshine plus parking area for TWO cars. Additionally, being only 0.2 miles from renown Blundells Independent School, this property is perfect for families with school-going children.

Conveniently located, this home offers easy access to the North Devon Link Road to the M5 leading to Parkway mainline station for Paddington London or Exeter airport, and the city centre.

- NO ONWARD CHAIN
- Only 0.2 miles from Blundells School
- TWO reception rooms plus Kitchen/Diner
- Ornate character features
- Parking for TWO cars
- SIX Bedrooms
- Full uPVC double glazing throughout
- High ceilings and large windows, allowing natural light to flood the rooms



Entrance Lobby

Upon entering the property, you are greeted into the entrance lobby where you instantly get a feel for the grandeur of the property with the high ceilings, original style quarry tiles and glazed door leading into the:

Hallway

The grand feel of the property continues in the Hallway with the high ceilings and picture rails showing the original style of the property along with the exposed wooden floor and doors leading to the downstairs accommodation. Stairs lead to the First Floor Landing and a archway through to kitchen/diner.

Reception Room One

This bright and airy room benefits from large full height bay windows to the front aspect over looking the front garden. The focal point of the room is the feature fireplace with tiled hearth and surround along with a gas point if a fire is desired. There is a radiator, picture rails, telephone and TV points.

Reception Room Two

Double doors lead out to the side path. The focal point of the room is the feature fireplace with tiled surround. High ceilings and picture rails complete the traditional feel. There is a radiator and media points.

Kitchen/Diner

This spacious room is a cook's delight with a handmade wooden kitchen comprising of cupboards and drawers with wood and slate worktops set over with inset Belfast sink. Spaces for dishwasher, fridge/freezer and five ring Belling range cooker. Matching wall mounted display cabinet with shelving. Light floods the room due to the dual windows to the side aspect. A feature fireplace gives a great space to make a feature of. The dining end has a modern vertical radiator, a cupboard housing the Worcester gas boiler and doors to side access and:

Utility

With dual aspect windows to the side and rear overlooking the rear courtyard garden. Base

units comprising the cupboard and drawers with rolled edge worktop over, one a quarter sink with mixer tap. Space for washing machine. Tiled splashback and flooring, heated towel rail, shaver socket and door into:

Shower room

The useful shower room comprises low level WC, corner shower cubicle with Mira Play electric shower, tiled splashbacks, extractor fan, radiator, quarry tile flooring and obscure glazed window to the rear aspect

First floor landing

The First Floor Landing is split in two with one part leading to the bathroom and bedroom whilst the other part leads to three further bedrooms and the stairs to the second floor.

Bathroom

A white bathroom suite comprising of a paneled bath with Victorian style mixer taps and shower attachment, wash handbasin, low level WC, Built in tiled shower cubicle with mains thermostatic controlled shower. Tiled flooring and splashbacks. Extractor fan and spotlights.



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Bedroom 1

with window to the rear aspect overlooking the rear garden, wood effect laminate flooring, and radiator.

Bedroom 2

with window to the rear aspect. High ceilings and picture rail. Radiator and sink giving the potential of installing an ensuite.

Bedroom 3

Large window to the front aspect with partial views of countryside. and Radiator

Bedroom 4

Window to the front aspect. and Radiator.

Second Floor Landing

Velux window to the rear elevation with partial countryside views, loft access and doors off to

Bedroom 5

with window to the rear aspect with partial countryside views, Radiator and storage to the eaves.

Bedroom 6

Windows to the front aspect with far reaching countryside view over Canal Hill area and radiator

Outside

The property is approached from Blundells Road via 4 steps leading up to the front door. The front garden has been made low maintenance and laid to gravel. To the rear of the property there is a brick paved parking area for TWO cars. A metal gate leads through to the courtyard area which has a raised

flowerbed and decked area which is ideal for enjoying the sunshine. A path leads to the rear of the property with a purpose built storage area.

Services

Mains gas, electricity, water and sewerage.

What3 words

///panel.drew.intent

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).

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.

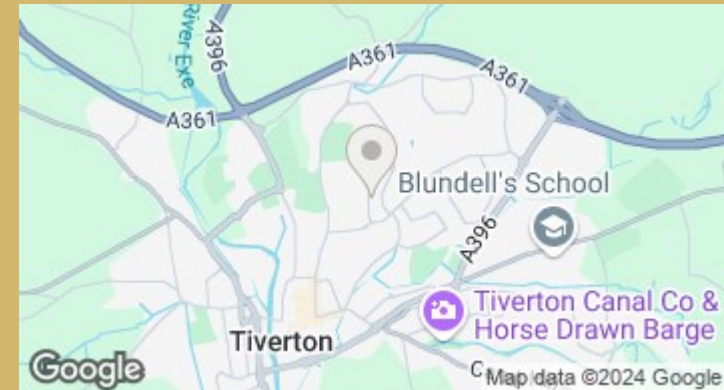
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.





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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
		64	74
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



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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
207 sq m / 2232 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.