

8

Whitestone Drive Tiverton

Price £340,000

VACANT POSSESSION - NO ONWARD CHAIN! - Located on the Moorhayes development in Whitestone Drive, Tiverton, this stunning three-bedroom semi-detached family home has been refurbished to a high level. Presented with stylishly designed features sure to impress.

Upon entering, you are greeted with an entrance hall with stairwell leading to the first floor landing, stunning cloakroom with doors leading to a spacious open-plan ground floor layout featuring a lounge, dining area, kitchen/breakfast room offering a range of integrated appliances to compliment. The kitchen also includes a convenient breakfast bar with a beautifully lit stool area, perfect for enjoying your morning coffee.

The attention to detail in this home is evident, with a no expense spared family bathroom, a matching gold trim en-suite shower room, and a cloakroom all elegantly finished with white suites. The property exudes a show room standard that is sure to make you feel proud to call it your own while impressing friends and family when entertaining. The three bedrooms compliment the high standard of finish, with each room offering the newly fashioned panelled walls.

Step outside to the landscaped rear garden offering a large decked area that is ideal for al-fresco dining and entertaining with further area laid to lawn with flower beds and pathway leading to a large single garage and a new blue steel coloured resin drive providing off-road parking for two vehicles to be completed late August.

Located within walking distance to Tiverton High School and Petroc College, as well as shops and restaurants nearby, this property offers both comfort and convenience. Additionally, easy access to the town centre and the North Devon Link road leading to the M5 ensures that you are well-connected to the rest of the region with Parkway mainline station linking to Paddington London or heading West to Exeter City Airport and City centre.



Canopy Entrance Porch
Leading in with a double glazed entrance door to

Entrance Hall

A well presented entrance space with tiled flooring, coving, radiator, inset spotlighting, stairwell leading to first floor landing and doors leading to.

Cloakroom

A white suite comprising of a low-level w.c., wash hand basin set on a curved storage unit with mixer tap above and tiled splashback with gold trim, radiator, spotlighting and uPVC double glazed window to front aspect.

Kitchen/Breakfast/Dining Area

A stunning open plan kitchen area that has recently been refurbished to a high standard, presented with a wide range of cupboards and drawers under a square edge worktop comprising of integrated appliances including a fridge/freezer, dishwasher, single oven and four ring electric hob with matching black Chimney style cooker hood above, pull-out recycling drawer with matching eye level cupboards, tiled splashbacks with granite window sills, inset spotlighting and uPVC double glaze windows to front aspect. The kitchen worktop extends into the dining area with under lighting highlighting the high class finish with kitchen bar

stools offering a breakfast bar area leading into the dining area with uPVC double glazed window to rear aspect over looking the rear garden.

Lounge Area

Continuing the open plan modern day living feel extending from the kitchen/dining area into the lounge space with radiator, inset spotlighting, coving, t.v. and telephone point, storage cupboard under stairs with uPVC double glazed windows and French doors over looking and leading out to the rear garden.

First Floor Landing

A large landing space fitted with radiator, loft hatch leading to attic space and spindle balustrade stairwell, storage cupboard housing a new wall mounted glow worm Combi boiler servicing hot water and heating with doors leading to.

Bedroom One

A double bedroom offering a radiator, panelled walls, inset spotlighting, built-in double door double wardrobe cupboard, tv point, uPVC double glazed windows to front aspect and door leading to

En-Suite Shower Room

A stunning luxury gold trim white suite presented to a high standard comprising of a mains shower and glass screen shower door with inset spot lighting and hidden

cistern low-level w.c., wash hand basin set on a vanity storage cabinet with white heated towel radiator, shaver point, mirrored wall with wall tiling, inset spotlighting and uPVC double glazed window to side aspect

Bedroom Two

A double bedroom offering radiator, panelled walls with inset spotlighting in single built in wardrobe with uPVC double glazed windows to rear aspect.

Bedroom Three

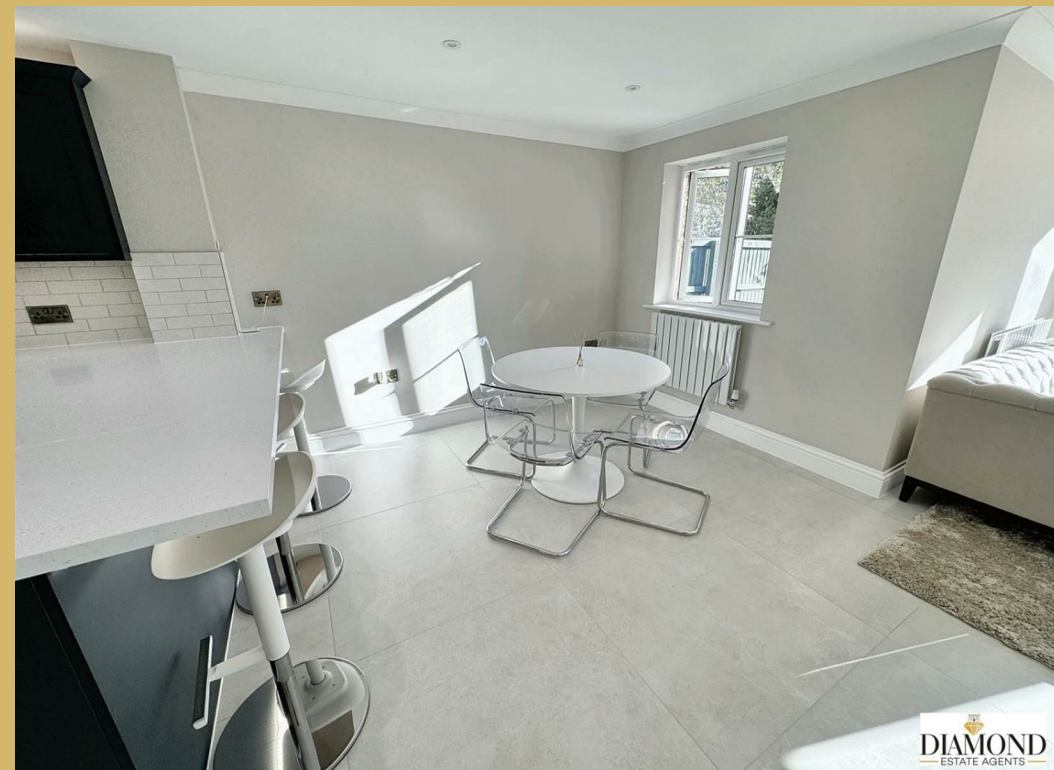
A large single bedroom offering radiator panelled walls with inset spotlighting and uPVC double glazed windows to front aspect.

Family Bathroom

An eye catching and attractive luxury white suite family bathroom presented to showroom standard with panelled bath and mixer tap with mains shower and rain head over, attractive panelled walling with inset box mirror light shelving with close coupled low-level w.c., vanity storage cupboard with wash hand basin and mixer tap over, chrome heated towel radiator, inset spotlighting, extractor fan and uPVC double glazed window to front aspect.

Rear Garden

Landscaped to offer a large decked area ideal for alfresco dining and entertaining, leading with large area laid to lawn with various range of



shrubby areas and pathway with steps leading down to the garage and rear gate entry to the parking area with further area laid with shingle stone.

Garage and Parking Garage

A single garage offering up over door to front with rear door leading to garden with light and power and eaves storage .

Parking

Located to the side of the garage the drive will provide two off road parking spaces laid with blue steel coloured resin driveway.

What3Words

To search property location with What3Words App search - [///feels.pink.forms](https://www.what3words.com/)

Property Information

New boiler installed 2024 with minimum 5 year warranty

New Electrics installed 2024

New Plumbing installed 2024

A new Resin drive to be installed early September 2024

Mains Electric and Mains Gas

Mains Water and sewage

Fibre Internet

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).

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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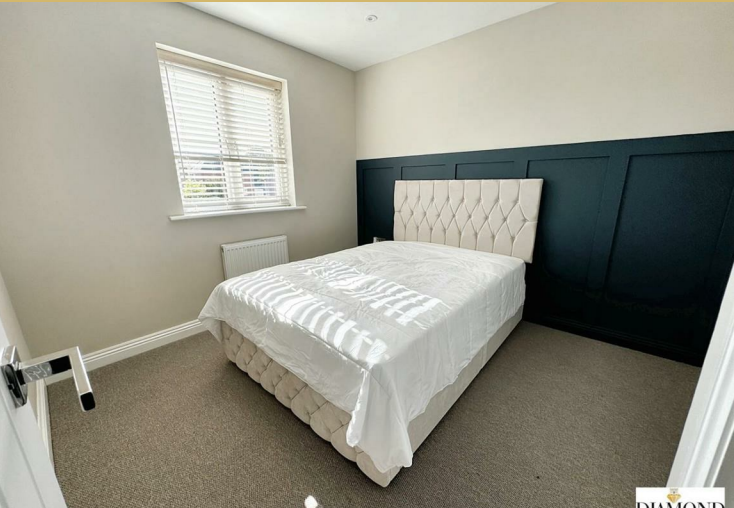
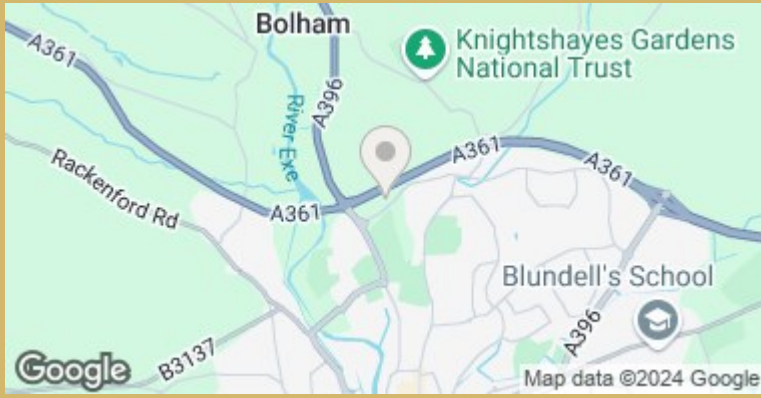


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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
91 sq m / 981 sq ft



Ground Floor
Approx 40 sq m / 426 sq ft

First Floor
Approx 39 sq m / 422 sq ft

Garage
Approx 12 sq m / 133 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.