



32 Oaklea, Tiverton, EX16 6NS

Council Tax: D Freehold

Open To Offers

£200,000

Situated off Pinnex Moor Road in Oaklea, Tiverton, this TWO/THREE double bedroom detached bungalow has been extended through the years to offer ample accommodation. Boasting 3 reception rooms, 2/3 bedrooms with built in wardrobes, stunning bathroom and Ensuite shower room, family room/bedroom 3, modern kitchen and summer room with storage and utility room to compliment.

As you step inside, you are greeted by an extended entrance porch that leads to a light and airy sitting room benefitting from an open fire place. The modern fitted kitchen provides plenty of cupboards with plumbing for dishwasher and space for appliances, with a door opening to the useful summer room that overlooks the rear garden, creating a seamless indoor-outdoor living experience that is open plan to a useful storage area that can be converted into a study area if required and doorway leading to a compact utility room.

The two double bedrooms feature built-in mirror fronted wardrobes, with bedroom one boasting an impressive en-suite shower room for added convenience and a luxury white suite bathroom to compliment. The property was improved in 2021 to offer a new combi boiler providing gas central heating, and new uPVC double glazed windows and doors bargeboards, soffits and guttering, ensuring both comfort and energy efficiency.

Outside, the large corner plot offers a pleasant rear garden with sun trap area ideal for entertaining and a detached garage and storage shed, while the front garden provides parking for two vehicles. Additionally, there is a garage at the rear of the property, offering an additional drive for one off-road parking space.

Conveniently located within walking distance of bus services and a short drive from shops, schools, and amenities, this property offers easy access to everything you need. With the North Devon Link Road nearby linking to the M5 providing Parkway mainline station offers, commuting to Paddington London or Exeter City airport and City Centre is a breeze



Entrance Porch

A light and airy space offering a radiator, coving, consumer unit, storage cupboard ideal for coats and shoes storage with uPVC double glazed entrance door and window to front aspect and oak wood door leading to.

Lounge

A well presented reception room offering an open fireplace with Yorkshire stone hearth and matching surround, coving, t.v. and telephone point, radiator, uPVC double glazed windows to front aspect offering impressive views in the distant with doors leading to

Dining Room / Family Room Option

An excellent addition that was previously built as the garage and converted later years well before the current sellers with two steps leading down into the lovely reception area that can easily be used as a family room if required, fitted with coving, radiator, uPVC double glazed windows to front aspect with impressive views in the distant.

Kitchen

A modern fitted kitchen offering a wide range of cupboards and drawers under a roll top worksurface with a one and a half bowl sink unit with mixer tap over,

matching eyelevel cupboards, space for freestanding double oven and four ring electric hob with a glass splashback, plumbing and space for dishwasher and space for fridge/freezer, tiled flooring, radiator, spotlight fixing, extractor fan and uPVC double glazed door leading out to summer room.

Inner Lobby

Offering storage cupboard with loft hatch leading to attic space and solid Oakwood doors leading to

Bedroom One

A double bedroom offering radiator, built-in sliding mirror door wardrobes, uPVC double glazed windows to front aspect and solid oak wood door leading to

En Suite Shower Room

A lovely modern white suite comprising of a large walk-in shower cubicle with mains shower over and panelled walls with glass screen shower door, wash hand basin with mixer tap set on a vanity storage cabinet under, closed coupled hidden system low-level w.c., half height panelled walls with extractor fan, shaver point and wall light, chrome heated towel radiator and uPVC double glazed window to side aspect.

Bedroom Two

A double bedroom with built in sliding mirror door wardrobes with radiator and uPVC double glazed windows to rear aspect

Family Bathroom

A modern white suite comprising of a panelled bath with mixer tap and shower hose attachment with additional electric shower and glass screen shower door over, wash hand basin with mixer tap set on a vanity storage unit with work surface and close coupled hidden cistern low-level w.c. and storage cupboards under, chrome heated towel radiator, vanity mirror fronted storage cabinet, extractor fan, tiled walling, vinyl flooring and uPVC double glazed window to rear aspect.

Summer Room

An excellent addition extending the ground floor accommodation from the kitchen with sliding patio door leading to the rear garden and uPVC double glazed window overlooking the main garden area to side, open plan through to.

Rear Lobby Store/ Office Option

Extending from the summer room area, open plan leading into an ideal storage area that can easily be converted into an office space if required, offering open doorway leading to.



Utility Room

A compact utility area offering plumbing and space for washing machine and tumble dryer with a single drainer stainless steel sink unit with mixer tap over and storage cupboards under with matching eyelevel cupboards and wall mounted ideal logic boiler servicing hot water and heating.

Garage

A detached garage situated to the rear of the property offering one off road parking space to the front with up and over door and side door leading into the rear garden.

Rear Garden

A lovely corner plot rear garden offering large area laid to lawn with patio pathway and door leading to a built in side shed and side door leading to the garage. The garden continues to extend with large area laid with decked flooring and patio area ideal for alfresco dining and entertaining. A further pathway leads to side of property and side gate leading to the front with outdoor tap and area for bin storage.

Store Room

Situated to the side of the property incorporating the timber boundary fencing with entrance door and PVCu cladding roof.

Front / Side Garden

A large corner plot offering a second off road parking space for upto two vehicles with large area laid to lawn and pathway

leading to the entrance porch and flower bed area and shrubbery wrapping around the property.

Property Information

Mains Electric and Gas

Mains Water and Sewage

FTTC

Boiler Installed December 2021 with 10 year filter warranty

uPVC windows and doors installed

August 2021

Gutters soffits replaced 2021

What3Words

To search property location with What3Words App search -
///vine.custom.healers

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).

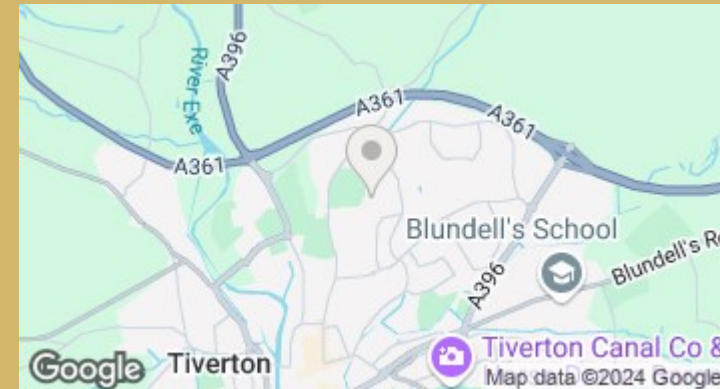
We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		80	(92 plus) A		
(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		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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
102 sq m / 1103 sq ft



Floorplan
Approx 90 sq m / 974 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.