



## Chapple Square Barrington Street, Tiverton, EX16 6QH

Freehold

**Asking Price £240,000**

Council Tax Band - C

VACANT POSSESSION - NO ONWARD CHAIN! - Situated off Barrington Street, Tiverton, Devon, this exquisite three-bedroom semi-detached house was formerly two houses knocked through into one large house and refurbished throughout.

Upon entering, you are greeted by a bright and airy entrance porch leading to a spacious hallway. The ground floor boasts three reception rooms, including a modern kitchen/breakfast room, a cloakroom, and a utility room. The open plan dual aspect dining room offers a door to the rear garden and stairwell leading to the first floor open plan through to the lounge reception room that is a perfect space for relaxation and entertainment.

As you make your way upstairs, you will find three generously sized double bedrooms and a stunning bathroom/shower room. The entire property has been refurbished to a good standard, featuring a new gas boiler heating system, uPVC double glazed windows and doors to ensure both comfort and style.

Outside, the low maintenance garden with patio areas at the front and rear provides the perfect setting for alfresco dining and entertaining. A pathway leads directly to Barrington Street, offering convenience at your doorstep to the schools and shops.

Located just a stone's throw away from shops and well-regarded schools, Barrington Street is a prime location with easy access to the town centre, where a variety of independent shops and services await.

For commuters, Tiverton's proximity to the M5 and the Parkway Mainline station means direct links to Exeter City airport and city centre or heading into the capital for Paddington London or Reading Elizabeth line available.

### Entrance Porch

Offering a lovely light and airy uPVC double glazed windows and entrance door, inset spotlighting and solid Oakwood seating and shelving with uPVC inner entrance door leading to.

### Entrance Hall

Fitted with a radiator, vinyl flooring with doors leading to.

### Cloakroom

Offering a white suite comprising of a closed coupled low-level w.c., wash hand basin with mixer tap set on a vanity storage cabinet, radiator, panelled splashbacks, vinyl flooring and uPVC double glazed window to front aspect.

### Utility Room

Offering a square edge worktop with shelving above with space and plumbing for washing machine and tumble dryer under complimented with vinyl flooring.

### Kitchen/Breakfast Room



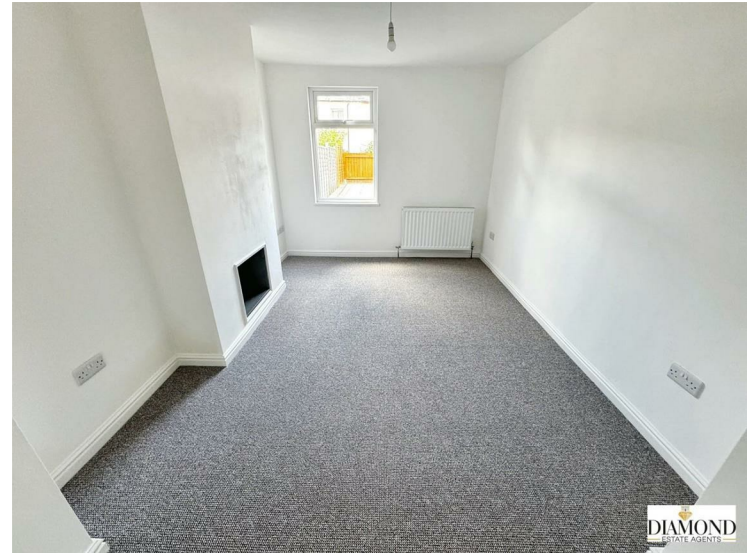
A new modern fitted kitchen area comprising of a square edge worktop and matching upturn and a stainless steel single drainer sink unit with mixer tap over and built-in single electric oven with electric hob over and stainless steel chimney style cooker hood above with glass splashback, range of cupboards and drawers under with matching eyelevel cupboards, inset spotlighting, cupboard housing an i-mini C4 Combi boiler servicing hot water and heating, uPVC double glazed window to rear aspect with spotlighting and open doorway leading to

### Dining Room



Offering stairwell leading to the first floor landing fitted with radiator, t.v. point, uPVC double glazed window to rear aspect and matching door leading to rear garden.

### Lounge



A light and airy reception room offering a radiator, t.v. and telephone point, inset fireplace shelving with a uPVC double glazed windows to front aspect.

### First Floor Landing

Offering loft hatch leading to attic space with doors leading to all rooms and uPVC double glazed window to rear aspect over stairwell.

### Bedroom One



A large double bedroom offering t.v. point, radiator and uPVC double glazed window to front aspect.

### Bedroom Two



A double bedroom offering radiator, t.v. point, and uPVC double glazed window to front aspect.

### Bedroom Three



A double bedroom irregular shaped with t.v. point, radiator and uPVC double glazed window to rear aspect.

### Family Bathroom/Shower Room



A stunning white suite family bathroom/shower room comprising of a large panelled bath with mixer tap over and tiled splashbacks, close coupled low level w.c., wash hand basin with mixer tap over set on a vanity storage cabinet and tiled splashback, matching tile enclosed double shower cubicle with sliding glass screen doors and mains shower with inset spotlighting and ventilation system, vinyl flooring and uPVC double windows to rear aspect.

## Rear Garden



A low maintenance rear garden laid with patio area that is ideal for entertaining and alfresco dining with outside light and tap.

## Front Garden



To the front there is a large low maintenance garden area laid with patio for low maintenance enclosed with timber fencing boundary and a pathway leading to Barrington Street.

## What3Words

To search property location with What3Words App search - [///volunteered.skinny.menu](https://volunteered.skinny.menu)

## Property Information

Mains Gas and Electric  
Mains Water and sewage  
FTTC

## 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.

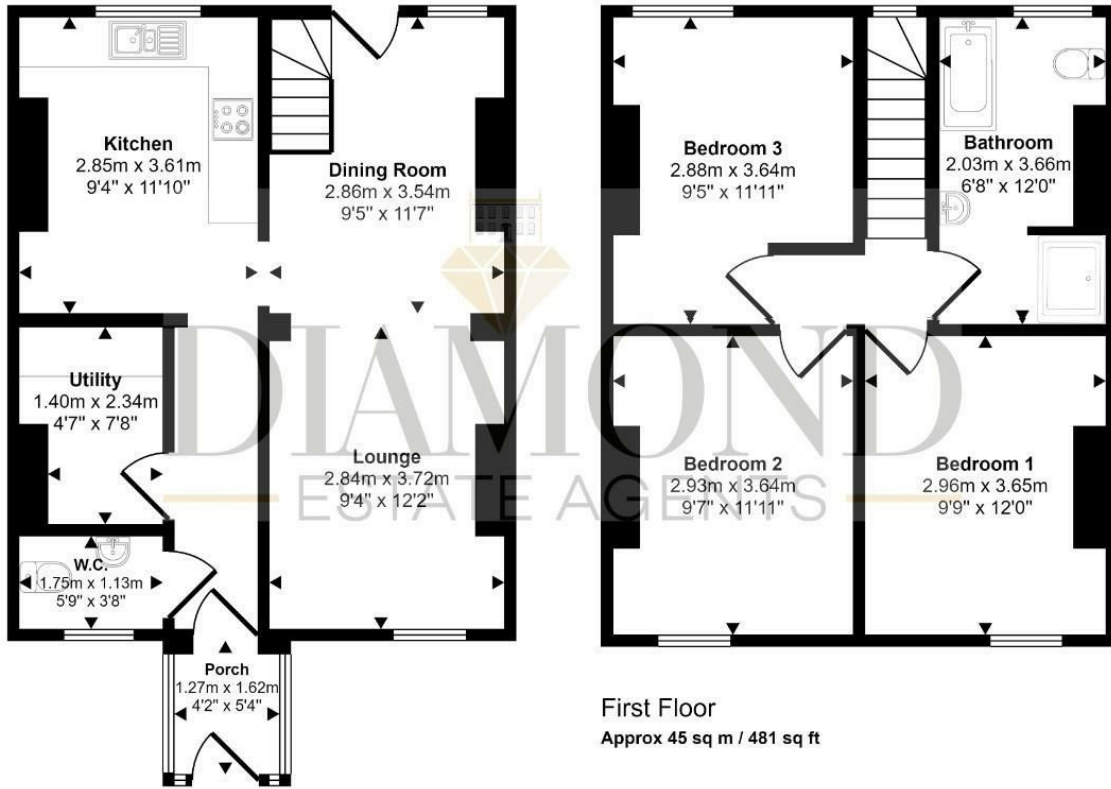
We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit 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.

# Floor Plan

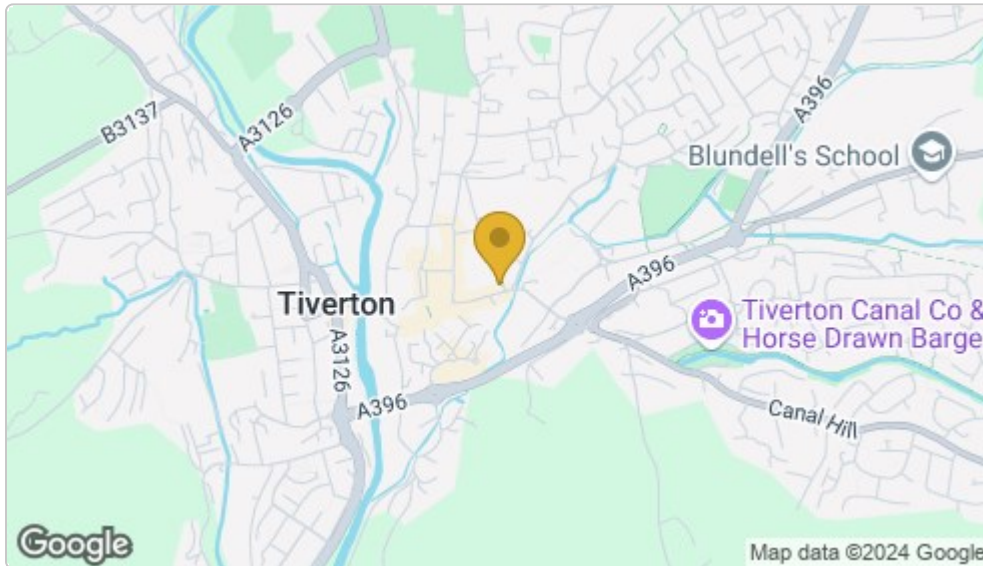
Approx Gross Internal Area  
90 sq m / 973 sq ft



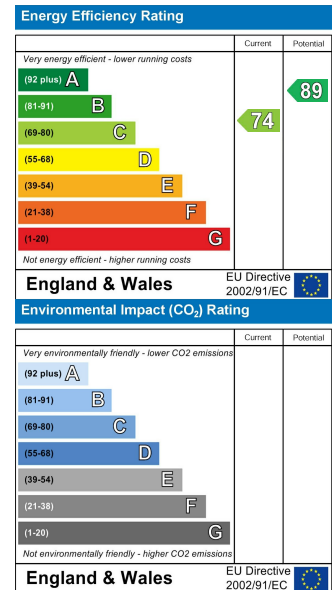
Ground Floor  
Approx 46 sq m / 492 sq ft

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.