



Morville Place Barrington Street, Tiverton, EX16 6QT
Freehold
Offers In The Region Of £155,000
 Council Tax Band - A

This delightful TWO BEDROOMED END OF TERRACE cottage is situated near the town centre in a tucked away location and combines comfortable living with potential for personalization in a peaceful location.

The downstairs accommodation comprises a large inviting entrance porch leading to a spacious lounge/diner. The lounge area features a large double-glazed window overlooking the sunroom and an exposed brick fireplace. The dining area includes a modern vertical radiator, storage space, and access to the first floor and to the kitchen.

The well-appointed kitchen has ample cupboard space and space for appliances. Doors leading to the utility room and bathroom. The utility room includes a Worcester Combi boiler and plumbing for a washing machine and dishwasher. The bathroom is equipped with a white suite. Upstairs, the main bedroom offers scenic rooftop views of the countryside, whilst the second bedroom provides a cosy retreat.

Outside, enjoy a large decked area perfect for entertaining, two storage sheds and a separate garden area ideal for a vegetable plot or creative gardening project.

Located just a stone's throw away from shops and well regarded schools, Morville Place 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

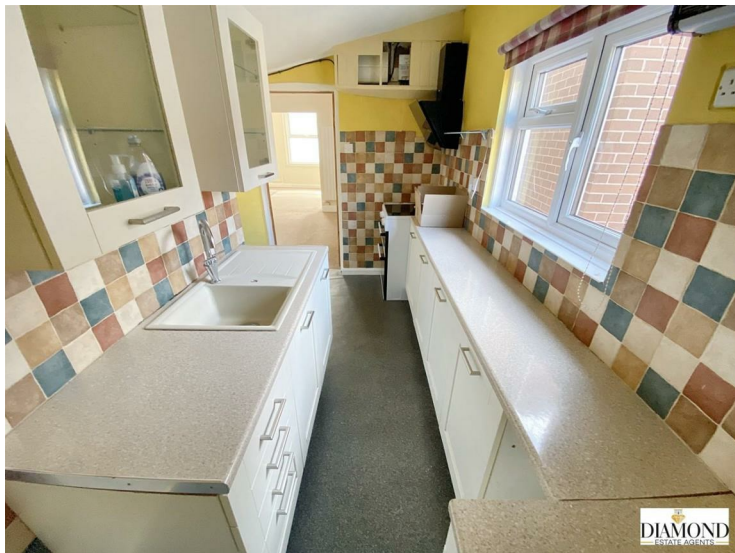
Welcome to this charming home, where you are greeted by an inviting entrance porch with windows to the front aspect, offering a delightful view over the spacious deck area and a polycarbonate roof. The porch leads directly into the lounge/diner.

Lounge/Diner



The lounge area boasts a large double glazed window overlooking the sunroom and is complemented by a radiator. The focal point of this room is the exposed brick fireplace with a gas point. An archway connects the lounge to the dining area which features a modern vertical radiator, a storage area and a window looking into the utility space. Stairs lead to the first floor landing and there is a wooden door providing access to the kitchen.

Kitchen



The kitchen is equipped with a range of base units, including base cupboards and drawers, all topped with worktops. It features a single drainer sink with a mixer tap, space for a fridge/freezer as well as an electric cooker with an extractor hood. The walls have tiled splashbacks and there are matching wall mounted display cupboards. A window to the side elevation brings in natural light and a radiator adds warmth. The kitchen leads directly into the utility room and bathroom.

Utility



This practical space benefits from a polycarbonate roof that provides additional light to the dining area. A glazed door offers access to a rear pathway. The utility room houses a Worcester Combi boiler and has ample space and plumbing for a washing machine and dishwasher.

Bathroom



The bathroom features a skylight window to the side elevation and connects to the utility room. The white bathroom suite includes a panelled bath with a mains thermostatic shower overhead, a pedestal wash hand basin, a low level WC, two radiators, tiled splashbacks and an extractor fan.

First Floor Landing

with a window to the rear aspect and doors to

Bedroom One



A spacious master bedroom with a window to the front aspect, offering rooftop views of the countryside. The room also features a radiator and a telephone point.

Bedroom Two



A cosy bedroom with a window to the rear aspect and a radiator.

Outside

The front of the property boasts a large decked area which is ideal for outdoor entertaining. There are two storage sheds and across the footpath lies a separate garden area, perfect for a vegetable plot or a blank canvas for a creative gardener.

This property offers a blend of comfortable living spaces with potential for personalization, set in a location that provides scenic views and outdoor possibilities.

Services

Mains electric, gas, water and sewerage.

What3words

///flank.thing.puzzle

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).

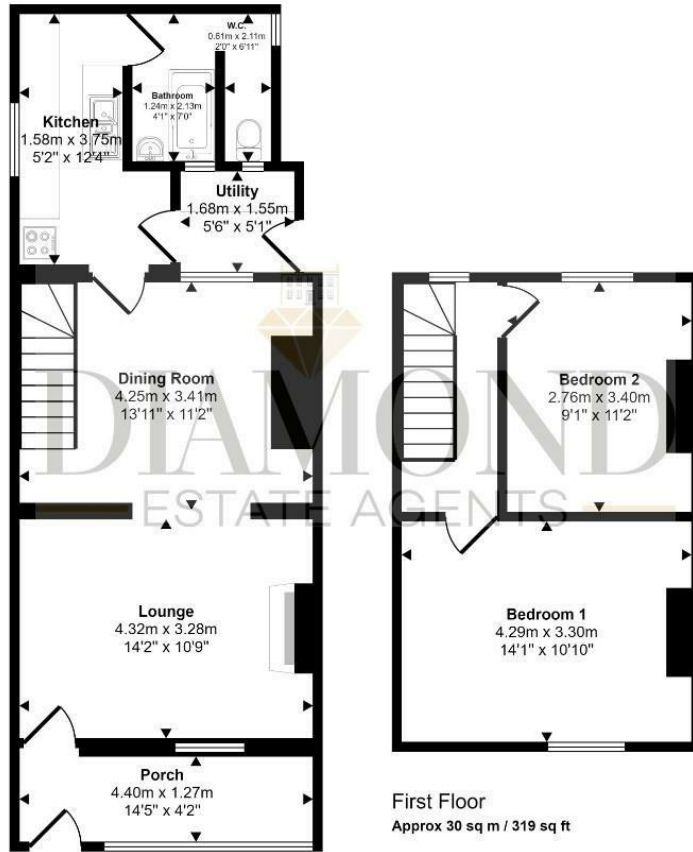
Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

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.

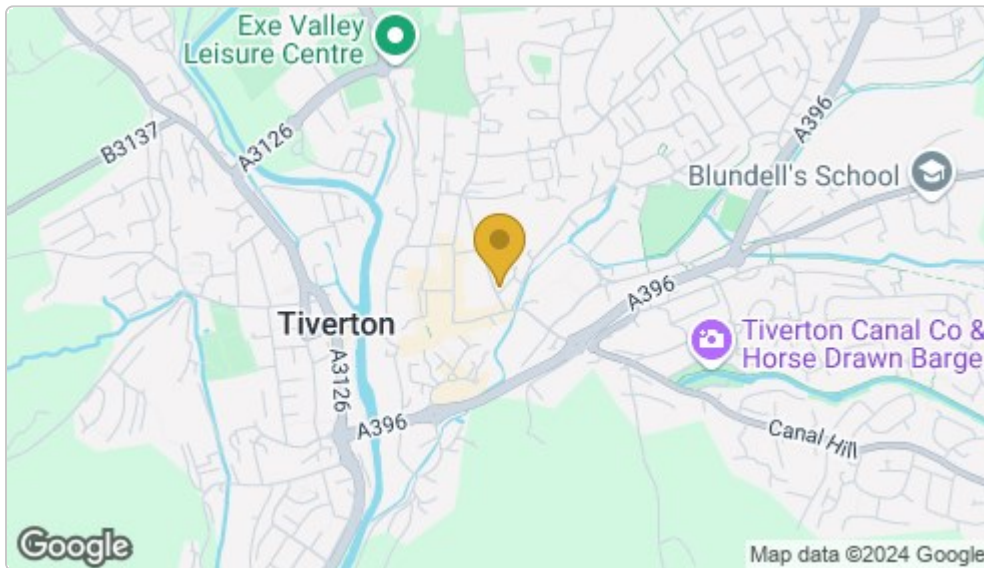
Floor Plan

Approx Gross Internal Area
82 sq m / 881 sq ft

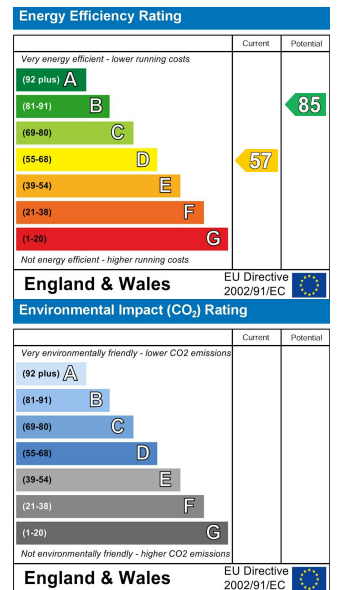


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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.