



**30 Oakfields, Tiverton, EX16 6XF**  
Freehold  
**Asking Price £280,000**

Council Tax Band - C

This well presented property offers a comfortable and stylish living environment with modern amenities and a low maintenance exterior.

Nestled in the charming Oakfields area of Tiverton, this townhouse offers a delightful living experience for those seeking a beautiful family home. Boasting a well-presented interior, this property features three generous double bedrooms, perfect for a growing family or those in need of extra space. The added convenience of two bathrooms, including an ensuite, ensures comfort and privacy for all residents and a cloakroom on the ground floor is a welcome bonus.

The heart of this home lies in its inviting lounge diner, where patio doors open up to a low maintenance garden with a tropical feel that is ideal for relaxing or entertaining guests. With a garage and parking for two vehicles closeby, convenience is at the forefront of this property, making daily life a breeze.

Situated close to a range of amenities including Tiverton High School, a Leisure Centre, Supermarket, Vet, and Gyms, this home offers both comfort and practicality. Whether you're looking for a peaceful retreat or a vibrant community, this townhouse caters to all lifestyles.

Don't miss the opportunity to make this charming property your own in the heart of Tiverton.

### Entrance Hallway

Upon entering the property, you are welcomed into the entrance hallway, which features stairs leading to the first floor landing. The space is equipped with a radiator, telephone point and laminate flooring. A convenient storage cupboard is also available and there are doors leading to the cloakroom, lounge / diner and

### Kitchen



A sash style window to the front elevation adds a touch of classic charm. The modern kitchen is well equipped with base cupboards and drawers, all topped with a sleek rolled edge worktop which offers a one-and-a-half stainless steel sink with a mixer tap, a Smeg four ring gas hob, an electric oven, and an integrated dishwasher. There is space for a washing machine and a fridge freezer. The kitchen is complemented by tiled splashbacks, including a stainless steel splashback behind the hob and there are matching wall mounted cupboards with under cupboard lighting and open shelving. The gas boiler is neatly housed in a cupboard. There is a useful breakfast bar with a radiator underneath and tiled splashbacks to provide a cosy dining space. The entire area is finished with laminate flooring for a modern, cohesive look.

### Lounge / Diner



The room features dual aspect windows on the side and rear elevations, allowing for plenty of natural light along with patio doors that open out to the rear garden. Additional storage is provided by an understairs cupboard. The modern space is finished with laminate flooring and includes dual radiators for warmth. There are wall mounted television points, along with display shelving and cupboards offering both functionality and style.

### Cloakroom

The cloakroom features an obscure glazed window on the front elevation, providing privacy while allowing light to filter in. Recently refreshed and tastefully presented, it includes a modern white suite with a low level WC and a vanity wash basin complete with storage underneath and shelving. The room is finished with tiled flooring and brick style wall tiles, complemented by a radiator and a mirror for added convenience.

### First Floor Landing

with stairs rising to the second floor, radiator and doors off to

### Bedroom Two



with windows to the rear elevation overlooking the rear garden, free standing wardrobes and radiator

## Family Bathroom



The bathroom features an obscure glazed window on the side elevation for privacy and is equipped with a modern white suite comprising a panelled bath with mixer taps and an overhead shower attachment, a low level WC, a vanity wash basin with a cupboard and display shelving along with tiled splashbacks. Additional features include laminate flooring, a radiator, an extractor fan and a shaver socket.

## Bedroom Three



Dual windows to the front elevation, freestanding wardrobes and a radiator

## Second Floor Landing

with stairs rising from the first floor and doors off to

## Bedroom One



Windows to the front and side elevations with countryside views towards Knightshayes, dual radiators, television point, walk-in dressing cupboard with hanging rails and shelving along with a radiator, airing cupboard with hot water tank and shelving. Loft hatch

## Dressing Room



## Ensuite Shower Room



The room is illuminated by a Velux window on the rear elevation and it features a spacious walk in shower cubicle with a thermostatically controlled shower, a low level WC and a vanity wash basin complete with cupboard and display shelving. The space is finished with laminate flooring and includes a shaver socket and an extractor fan for added comfort and convenience.

## Outside



The front garden has been designed for low maintenance, featuring gravel and a variety of vibrant plants and shrubs. A step leads up to the front door, welcoming you into the home.

The southerly-facing rear garden is also low maintenance with a spacious patio area perfect for entertaining and soaking up the sunshine. Raised beds filled with an array of plants and shrubs create a tropical paradise atmosphere. A courtesy gate on the side provides access to a shared path leading to steps up to the garage and parking area.

## Garage and Parking



To the front of the garage is a parking area for one car. The garage has up and over door and storage to the eaves.

## Services



Mains electricity, gas, water and sewerage.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>



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.

///flames.delay.loops

### 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.

# Floor Plan

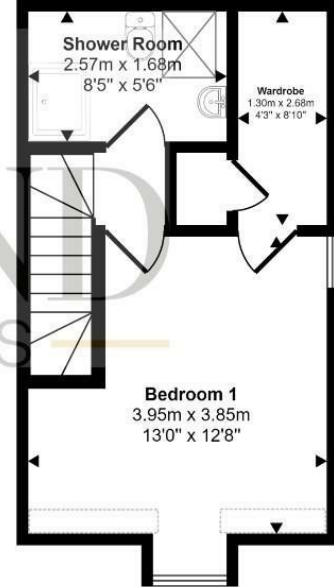
Approx Gross Internal Area  
97 sq m / 1040 sq ft



Ground Floor  
Approx 35 sq m / 378 sq ft



First Floor  
Approx 34 sq m / 370 sq ft

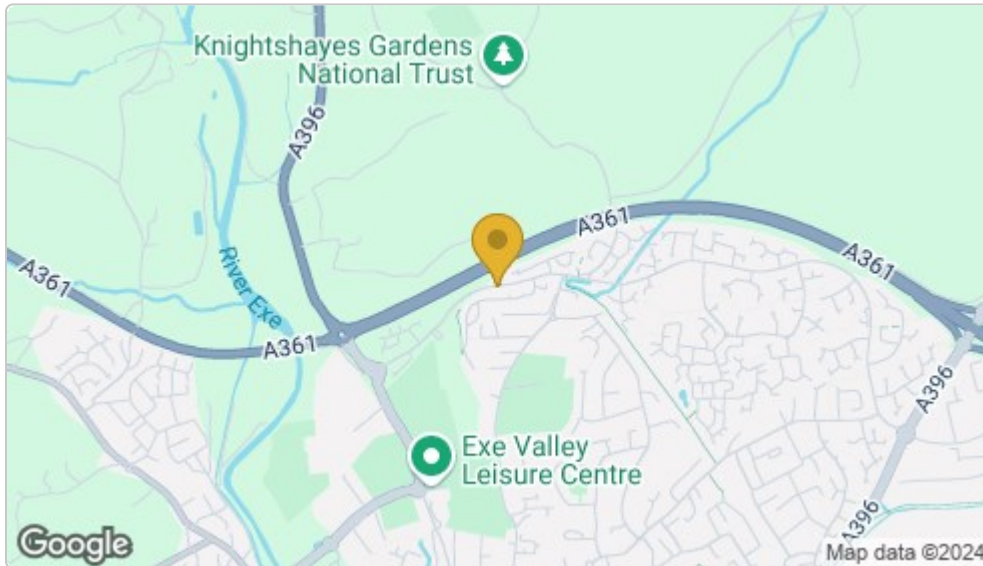


Second Floor  
Approx 27 sq m / 292 sq ft

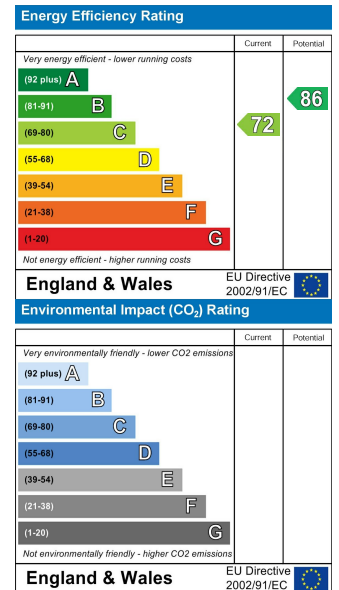
Denotes head height below 1.5m

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.