



68 Temple Crescent, TIVERTON, EX16 4AZ
Freehold
Asking Price £220,000
Council Tax Band - B

With parking right outside the front door, this charming three bedroomed home is perfect for those seeking spacious living with potential to modernise and make their own. The property is ideal for families, young professionals or investors.

Access to this well proportioned home is via an entrance porch leading into a bright hallway with stairs rising to the first floor. The living room features a large picture window overlooking the front driveway, a cosy coal-effect gas fire and ample natural light. The kitchen/diner is fitted with modern units with wood effect worktops, and spaces for a gas cooker and washing machine and fridge. The rear porch opens to a patio area, ideal for outdoor dining and entertaining.

Upstairs, the spacious main bedroom enjoys rooftop views to countryside and includes built in wardrobes. Bedroom two overlooks the rear garden whilst bedroom three benefits from countryside views and a built in cupboard. The family bathroom includes a panelled bath, electric shower and tiled splashbacks whilst an additional cloakroom is located off the kitchen.

Outside, the front garden features gravel and parking for one vehicle. The rear garden includes a large patio area, storage shed and additional garden space making it the perfect space for family activities or providing a blank canvas for the keen gardener.

Temple Crescent is situated within a stones throw of popular primary schools with parks situated nearby while Blundells school is located within a short walk. Tiverton is a rapidly growing Mid Devon Town approximately 6 miles from Junction 27 of the M5 from which Taunton and Exeter can be easily reached with Parkway mainline station serving London Paddington within two hours and Exeter City airport can be reached within half an hour.

Entrance & Hallway

The property opens into a welcoming upvc entrance porch with windows to the front and side aspects.

A door leads into the inner hallway, where stairs rise to the first floor landing. Doors opening on to all main rooms.

Lounge



The bright and spacious lounge boasts a large picture window, allowing plenty of natural light. The room features a coal effect gas fire with a Baxi boiler behind providing hot water and the central heating, radiator, television and telephone points.

Kitchen/Diner



The kitchen/diner offers a functional space, featuring a large window with views of the rear patio. The kitchen is fitted with a range of base cupboards and drawers, complemented by wood-effect worktops and tiled splashbacks. There's space for a gas cooker, washing machine and fridge. The room benefits from under cupboard lighting and wood effect vinyl flooring which continues into the rear porch. A glazed door leads to the patio making it ideal for outdoor dining.

Rear Porch

A glazed door leads to the patio, making it ideal for outdoor dining area and a perfect spot to BBQ. There is a space for fridge/freezer and tumble dryer and a further door into

Cloakroom

The cloakroom includes a modern white suite with a low level WC and wall mounted wash basin. There is a sliding door giving access to the understairs storage area.

Bedroom One



A spacious double room with a large picture window to the front aspect, offering rooftop views over to countryside. This bedroom comes with an array of built in furniture including wardrobes, drawers and a dressing table.

Bedroom Two



Overlooking the rear garden, this bedroom has a window to the rear aspect, a radiator, a cupboard housing the hot water tank with slatted shelving.

Bedroom Three



A cosy bedroom with a window to the front aspect, offering countryside views. It also features a storage cupboard with hanging space and shelving.

Bathroom



The family bathroom includes two obscure windows to the rear aspect and is fitted with a coloured suite comprising panelled bath, pedestal wash basin and low-level WC. There is an electric shower, tiled splashbacks, a radiator and tile effect vinyl flooring.

Outside



The property benefits from a driveway with parking for one vehicle, and five steps lead up to the front door. The front garden is low maintenance with gravel and hedge borders.

The rear garden is divided into two sections with the lower area featuring a large patio which is perfect for entertaining. Steps then lead up to the higher paved area with benefits from a large storage shed. Beyond the shed is an additional garden space, offering a blank canvas for landscaping or a children's play area. Please note that there is a right of way running across the neighbouring property for easy access.

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>

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Agents Note

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

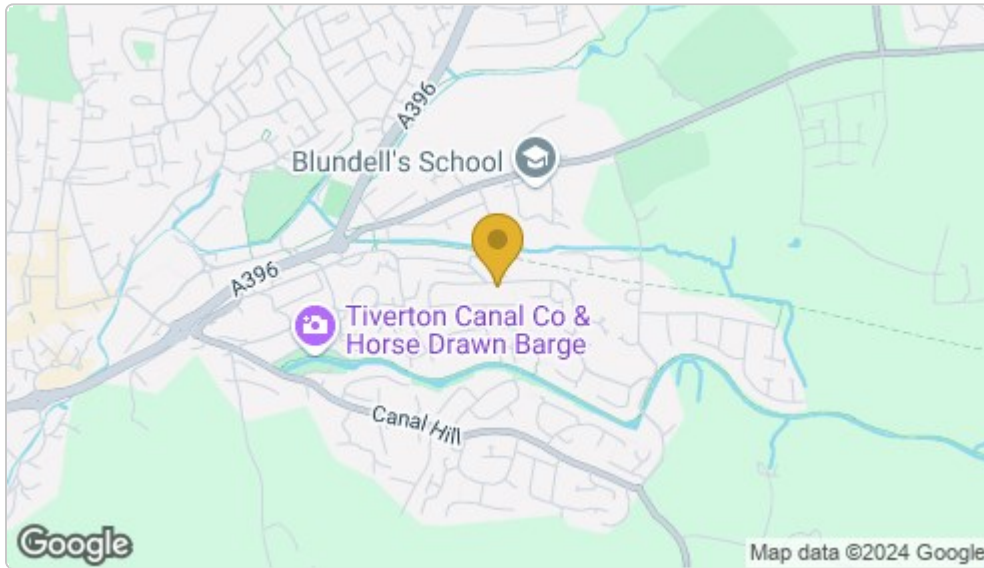
Approx Gross Internal Area
82 sq m / 887 sq ft



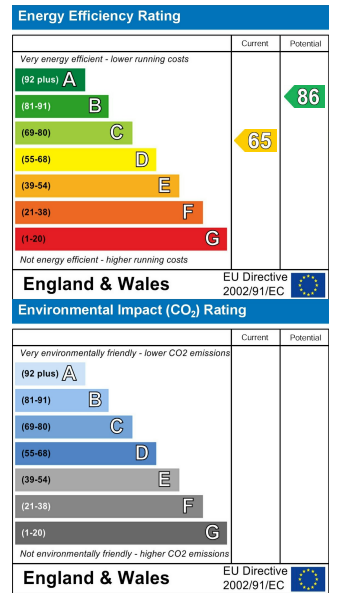
Ground Floor
Approx 42 sq m / 457 sq ft

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.