



8 Redvers Way, TIVERTON, EX16 6XL

Leasehold

Asking Price £225,000

Council Tax Band - B

Modern Two-Bedroomed Home with Contemporary Features

This beautifully presented two bedroomed detached property offers stylish living throughout. Upon entry, you're welcomed by a naturally bright entrance hall with a radiator, stairs leading to the first floor accommodation, door to the garage and a window to the rear aspect.

The open plan lounge/diner on the first floor benefits from dual aspect windows, allowing plenty of natural light to flood the room. It includes radiators, TV points, and a discreet cupboard housing the gas combi boiler with shelving. An archway leads into the modern kitchen which features a front facing window, a range of base units with integrated electric oven, gas hob and space for a washing machine and fridge/freezer. Finished with stainless steel sink, splashback tiles, under cabinet lighting, and wood-effect vinyl flooring.

The property boasts two well sized bedrooms. Bedroom one is a spacious double with a front facing window, a large double wardrobe and access to an ensuite with a double shower cubicle, thermostatic shower, pedestal wash basin and low level WC, completed with tiled splashbacks, flooring and a radiator. Bedroom two offers a front facing window, loft access, radiator and built in wardrobe with shelving.

The family bathroom is fitted with a modern white suite, including a panelled bath with a mixer tap and shower attachment, low level WC and pedestal wash basin. Tiled splashbacks, flooring and a radiator complete this fresh and contemporary space.

Outside there is an enclosed courtyard garden with outside power points and tap. Additionally, the property comes with a single garage featuring an up-and-over door, power and lighting plus a parking space in front. This home is ideal for anyone looking for modern, easy living in a convenient location.

Enjoy the proximity to local amenities such as Tesco Express, the Moorhayes Centre and leisure facilities.

Entrance

Upon entering the property, you're greeted by a welcoming entrance hall with a radiator, stairs leading to the first floor accommodation and a window to the rear aspect.

Garage

Single garage with an up and over door, power and lighting

First Floor

Lounge/Diner



A bright, open plan living area with dual aspect windows to both the front and rear, allowing for plenty of natural light. The space includes radiators, TV points and a cupboard discreetly housing the gas combi boiler with additional shelving. An archway leads to the

Kitchen

Modern kitchen with a front facing window, offering a range of base units with cupboards, drawers, and worktops. Integrated electric oven and gas hob, space for a washing machine and fridge/freezer. Features a stainless steel sink with mixer tap, splashback tiles, under cabinet lighting, wood-effect vinyl flooring and a kickboard heater.

Bedroom Two

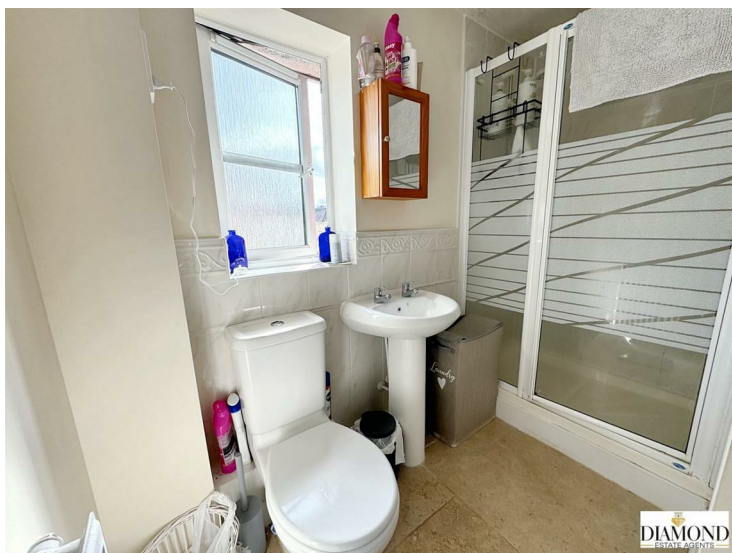
A generous second bedroom with a front facing window, loft access, radiator and built in wardrobe with shelving and hanging space.

Bedroom One



Spacious double bedroom with a front facing window, radiator, TV point and a double wardrobe with ample hanging space and shelving. Access to

Ensuite



Well designed ensuite with a rear facing window, complete with a double shower cubicle and thermostatic shower, pedestal wash basin and low level WC. Finished with tiled splashbacks, flooring, a radiator, extractor fan and a shaver socket.

Bathroom



Contemporary family bathroom with a rear facing window, offering a modern white suite that includes a panelled bath with mixer tap and shower attachment, low level WC and pedestal wash basin. Tiled splashbacks and flooring complete the space alongside a radiator, shaver socket and extractor fan.

Outside

To the front of the property there is side by side parking for TWO cars in front of the garage. To the side of the property there is a courtyard garden area providing an ideal private area. Outside power socket and tap.

Please note

The property is a leasehold property with 979 years remaining.

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>

What3words

///fonts.milky.tuned

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.

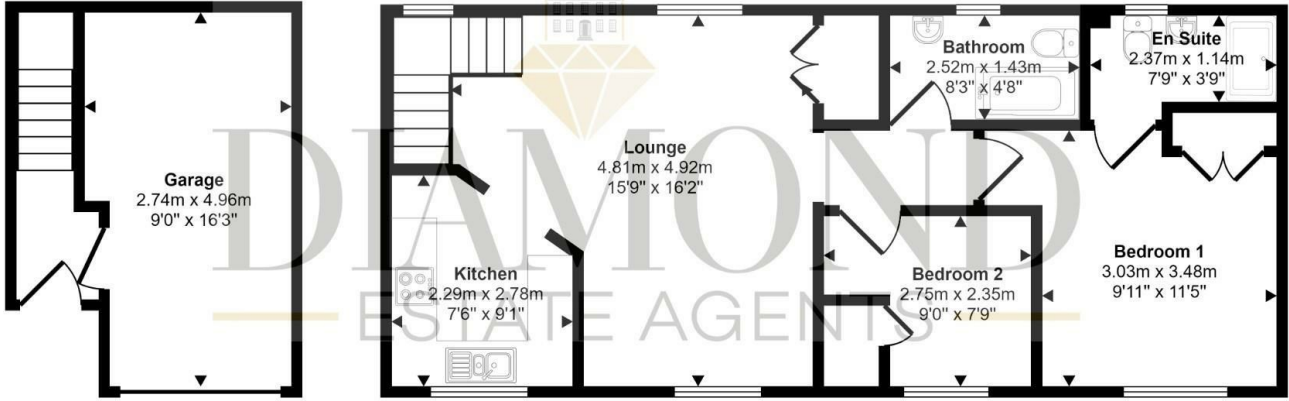
We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

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
74 sq m / 800 sq ft

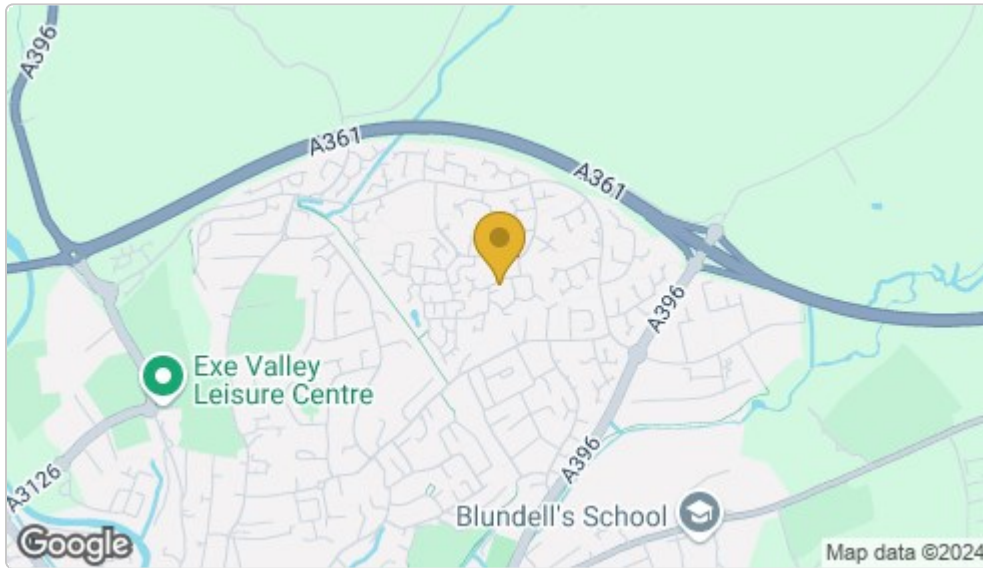


Ground Floor
Approx 17 sq m / 181 sq ft

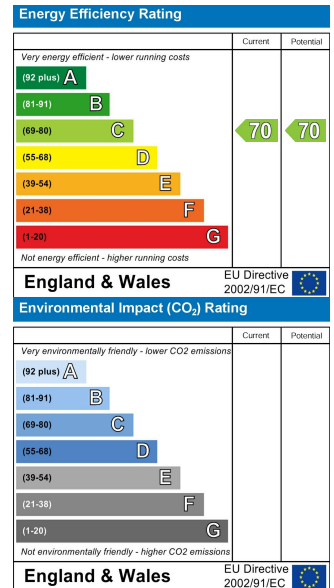
First Floor
Approx 58 sq m / 619 sq ft

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.