



18 Melbourne Street, Tiverton, EX16 5JZ

Freehold

Price £180,000

Council Tax Band - A

VACANT POSSESSION - NO CHAIN - Located on Melbourne Street in Tiverton, this charming TWO bedroom extended terraced house offers a wonderful opportunity for a new homeowner. Boasting 2 reception rooms, 2 bedrooms, and 2 bathrooms, this property is perfect for those seeking a cosy yet spacious ground floor living space and good size rear garden.

Situated within walking distance of local shops, schools, and the town centre, convenience is at your doorstep. The ground floor features an entrance reception room used as a lounge, dining room, and a modern fitted kitchen extension with a separate cloakroom.

Upstairs, you'll find two double bedrooms with built-in wardrobes, providing ample storage space and a wet room shower room. The house benefits from gas central heating and uPVC double glazed windows and doors, ensuring comfort and energy efficiency.

Outside, the rear garden offers a large lawn area and a timber shed, perfect for outdoor activities. Shared access leads to the front of the property, where on-street parking is available. Melbourne Street is conveniently located near Castle Primary and Heathcoat Primary School, Westexe Park, shops, and pubs, making it a desirable place to call home.

With easy access to the North Devon Link Road, the M5, Parkway mainline station, and Exeter City airport, this property is well-connected for commuters. Whether you're heading to London Paddington, Exeter City Centre, or exploring the beautiful coastlines, this location offers endless possibilities.

Entrance Reception Room



Welcoming you with uPVC double glazing to the entrance door and front-facing window, this spacious reception room features an electric fire with a tiled and wood mantle surround, a radiator, and provides access to the first-floor landing via a stairwell. An open archway leads seamlessly into:

Second Reception Room



This versatile space boasts a built-in storage alcove, a radiator, and provides access to the rear aspect through both a door and window, perfect for entertaining or relaxing.

Kitchen/Breakfast Room



Kitchen/Breakfast Room Recently refurbished as part of a rear extension, this modern kitchen features a stylish rolled-top work surface with a range of cupboards and drawers beneath, plus tiled splashbacks. A stainless steel sink with a mixer tap, stainless steel cooker hood, and space for freestanding appliances. The room is lit with spotlight fixtures, and a uPVC double glazed window and door open out to the rear garden with a velux window adding extra light and a door leading to.

Cloakroom



Conveniently located off the kitchen, the cloakroom comprises a white suite with a close-coupled low-level w.c., pedestal wash basin with mixer tap, and tiled splash back. It also houses a Glowworm combi-boiler, providing heating and hot water, with space and plumbing for a washing machine. A uPVC double glazed window overlooks the rear aspect.

First Floor Landing

Offering loft access and doors leading to:

Bedroom One



A spacious double bedroom with a built-in wardrobe, electric panel heater, and uPVC double glazed window to the front aspect.

Bedroom Two



This well-proportioned room includes built-in wardrobes and a uPVC double glazed window overlooking the rear garden.

Wet Room



A spacious wet room offers a walk-in shower cubicle with a Mira electric shower, a low-level w.c., a pedestal wash basin, and tiled splash backs. Additional features include a shaver light, ventilation system, radiator, and a uPVC double glazed window to the rear aspect.

Rear Garden



The rear garden is mostly laid to lawn, with wall and timber fencing providing privacy. There is a gate allowing right-of-way access leading to the front via an alleyway.

What3Words

To search property location with What3Words App search - [///pasta.diary.survey](http://pasta.diary.survey)

Property Information

Mains Gas, Water, Sewage and Electric
Rear Extension installed with building consent in 2012 and shower room installed approx with building consent 2010.

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).

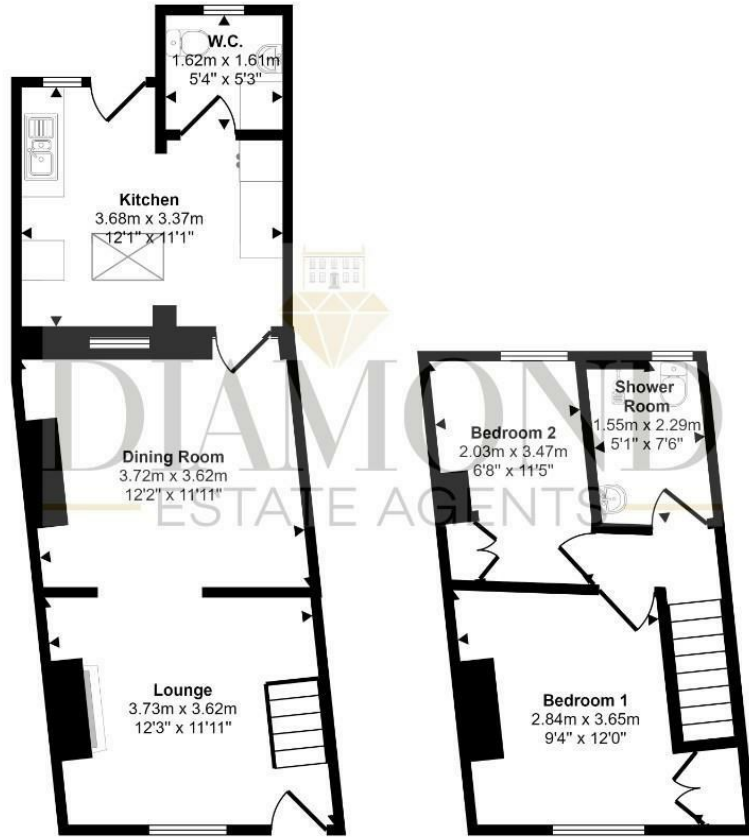
Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

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
65 sq m / 700 sq ft

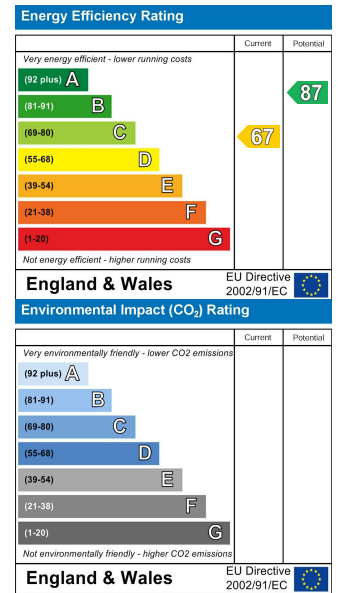


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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