



DIAMOND
ESTATE AGENTS



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10 The Deanes, Tiverton, EX16 5GT
Freehold
Asking Price £260,000

Council Tax Band - C

This beautifully presented property offers modern and comfortable living, ideal for families or professionals.

The ground floor features a welcoming entrance hallway leading to a spacious lounge, complete with front facing windows and patio doors that open to the low maintenance, enclosed rear garden. The stylish kitchen/diner is equipped with integrated appliances, including a gas hob and a double oven as well as a space for a washing machine and fridge freezer. Upstairs, the first floor offers three well sized bedrooms; two with scenic views and one with a built in wardrobe. The contemporary family bathroom boasts a white suite with a panelled bath, electric shower and additional storage space.

Externally, the property benefits from allocated parking for one car, a garage with additional parking in front and a rear garden laid to gravel for easy upkeep.

Situated just a short walk from Tiverton's town centre, this property enjoys convenient access to local schools, a leisure centre, a cinema, shops, and fitness facilities. Tiverton is a growing town with excellent transport links, including easy access to Junction 27 of the M5 for commuting to Exeter and Taunton.

The nearby Tiverton Parkway station offers direct trains to London Paddington in just two hours, and Exeter Airport is also within easy reach. With gas central heating and uPVC double-glazed windows, this home is energy-efficient and comfortable year-round.

Don't miss out on the opportunity to view this fantastic property!

Entrance Hallway

Upon entering the property, you're greeted by a bright and welcoming entrance hallway featuring wood effect vinyl flooring which continues through to the kitchen/diner and cloakroom. Stairs rising to the first floor landing and doors provide access to the living spaces.

Cloakroom

A convenient downstairs cloakroom with a window to the side aspect comprising a modern white suite with low level WC and pedestal wash basin with tiled splashback. There is also a radiator and extractor fan.

Kitchen/Diner



A dual aspect kitchen and dining area with windows overlooking the rear garden. The kitchen is fitted with a range of base units, cupboards, and drawers with rolled edge worktops. There are integrated appliances including a four ring gas hob and electric double oven. There is also space for a washing machine and fridge/freezer. The single sink has a mixer tap with a tiled splashback and there are matching wall mounted cupboards, as well as an extractor hood and spotlights for a modern finish.

The dining area has ample space for a dining table and includes a radiator, TV point and telephone point.

Lounge



A bright and spacious living room with a window to the front aspect and patio doors that open out to the rear garden, making this an ideal space for entertaining. The room features two radiators, a Sky TV point and a handy storage cupboard.

First Floor Landing

A spacious first floor landing with access to all bedrooms and loft hatch. A window to the front aspect brings in natural light, giving the space an airy feel.

Bedroom One



The principal bedroom boasts a window with scenic rooftop views to the surrounding countryside. The room includes a radiator, television and telephone points, as well as a spacious built in wardrobe with mirrored doors, hanging space and shelving.

Bedroom Two



A generous double bedroom with a rear aspect window, allowing for lovely views over the garden. This comfortable space is completed with a radiator and TV point.

Bedroom Three



A cosy single bedroom with a window to the front aspect, offering plenty of light whilst including a radiator and TV point, making it an ideal space for a child's room or home office.

Bathroom



A modern family bathroom with a frosted window to the front aspect and featuring a white suite comprising a panelled bath with a Mira Go electric shower overhead, a low level WC and a pedestal wash basin with tiled splashback. Other amenities include a radiator, extractor fan, spotlights and vinyl flooring. The built in airing cupboard offers useful shelving for storage plus electric bar heater.

Outside



To the front, the property benefits from a parking area for one car and there is a garage opposite that also offers an additional parking space in front.

The rear garden is enclosed for privacy and designed for low maintenance and is laid primarily to gravel with a gate providing front access.

Services

Mains electric, 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



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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.

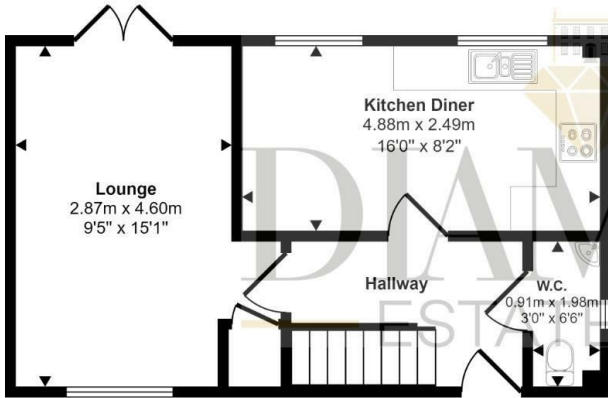
We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit 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.

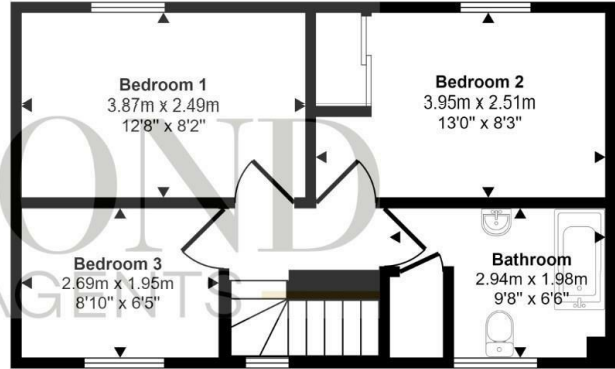
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Floor Plan

Approx Gross Internal Area
73 sq m / 787 sq ft



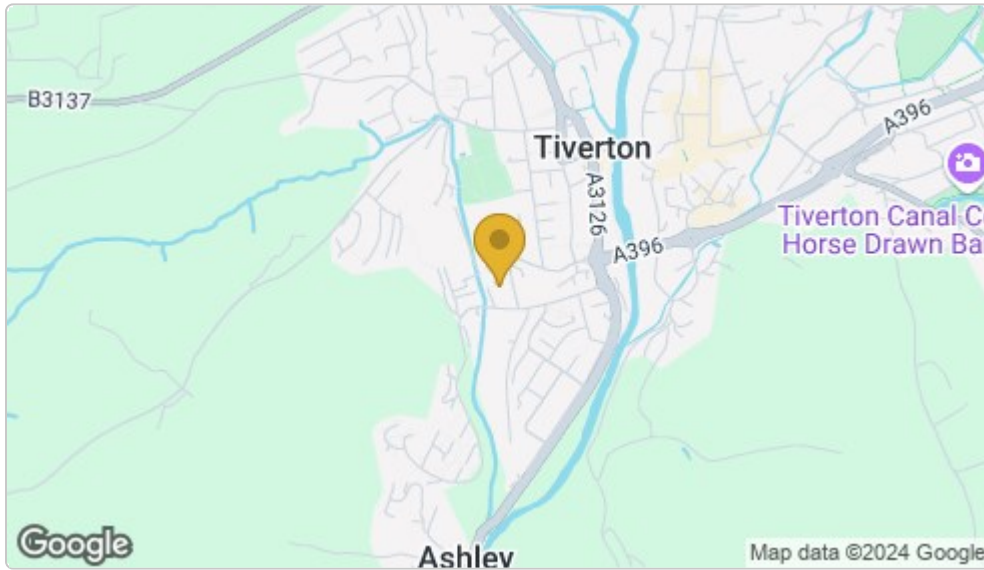
Ground Floor
Approx 36 sq m / 391 sq ft



First Floor
Approx 37 sq m / 396 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.