



Virginia Orchard 7a Tidcombe Close, Tiverton, EX16 4RA

Council Tax: E Freehold

Asking Price £460,000

Built three years ago by a local developer and nestled in a quiet cul-de-sac near Blundell's School and the scenic Grand Western Canal, this beautifully presented property features a brick-paved driveway with parking for two cars, a gentle slope to the front door, and elegant, accessible living spaces.

The entrance hall opens into a spacious open-plan living area with engineered oak wood flooring, leading to a sleek Hacker kitchen with high-quality appliances, a breakfast bar, and integrated storage.

The sitting room has large patio doors opening to a low-maintenance rear garden with a patio, artificial lawn, gravel area, and a powered summer house for enjoying evening sun. The ground floor includes a bedroom with Hammonds-built wardrobes and an ensuite, as well as a versatile third bedroom (currently used as a dining room) with garden views and garage access.

Upstairs, the landing is cleverly utilised as an office with storage, and a luxurious bathroom offers a slipper bath and countryside views. The bedroom provides an array of custom built-in wardrobes by Hammonds, a front-facing window, and dual Velux windows at the rear. The integral garage features power, lighting, and ample storage. This home combines modern design and premium features, ideal for comfortable, stylish living close to local amenities and natural beauty.

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.



- **THREE BEDROOM** detached dormer property
 - Popular cul de sac location
 - Parking for TWO cars plus garage
 - Low maintenance landscaped garden
 - Open plan lounge/kitchen/diner
 - Downstairs bedroom with ensuite
- Utility room (with plumbing remaining for toilet if wanted to reinstate)
 - Large landing currently set up as an office
 - Bus stop within 5 minute walk of cul de sac



Property Description

This beautifully presented property is set in a quiet cul-de-sac, just a short distance from Blundell's School and the picturesque Grand Western Canal. Upon arrival, a brick-paved driveway offers convenient off-street parking for two cars. The driveway has a gentle slope leading to the front door, making for easy access to the home.

Upon entering, you are welcomed into a well-appointed entrance hall with engineered oak wood flooring that flows into the spacious open-plan living area. From here, a door opens into a versatile utility room (potential to reinstate a toilet if required), which boasts roof top views to countryside, ample storage units, and a Vaillant iQ smart Combi boiler. This utility space is designed for convenience, with provisions for a washing machine and tumble dryer.

Kitchen Area: The modern, high-spec Hacker kitchen is designed with functionality and style, featuring soft-close cabinetry, a square-edge

worktop with matching upturn, and a Blanco 1½ bowl sink with a swan-neck tap. Integrated appliances include a Neff fridge, Neff single oven, and CDA four-ring electric induction hob with a sleek black glass splashback and chimney-style hood. The kitchen also has ample storage with matching eye-level cabinets, under-cabinet drawers, and inset spotlighting. The space flows seamlessly into a breakfast bar area, leading into the open-plan main reception room.

Reception Area: The inviting open-plan sitting room is perfect for relaxation and entertaining, with large patio doors that open onto the rear garden. The room includes two modern style radiators, a TV point and an oak staircase with a glass balustrade that leads to the first floor with display shelving and built in storage cupboards under. From here, doors open to a versatile third bedroom (currently used as a dining room), which also offers views of the garden and an interior door connecting to the garage.

Garage: The integral garage is equipped with power and lighting, featuring an electric roller door, connector for an electric car charging point and extensive eaves storage.

Bedrooms and Bathrooms: The ground-floor bedroom is a peaceful retreat overlooking the rear garden. It includes custom-built wardrobes by Hammonds and has access to a modern ensuite, complete with a double walk-in shower, vanity basin, and stylish fixtures.

The first floor landing cleverly serves as a practical office space, outfitted with a custom Hammonds fitted desk and storage, and illuminated by dual Velux windows. This floor also includes a luxurious bathroom with a freestanding slipper bath, large walk-in shower, vanity basin, and premium fixtures, with stunning views over roof tops to the countryside from a front-facing window.

The bedroom is a bright and comfortable space with an array of custom built-in wardrobes by Hammonds, a front-aspect window offering rooftop views



to countryside and dual Velux windows at the rear.

Exterior and Gardens: The rear garden is thoughtfully designed for low maintenance, with a blend of paved patio, artificial lawn, gravel area, and raised plant beds bordered by wooden fencing. The garden also features a dedicated patio with a summer house (equipped with power) for enjoying evening sunshine. A gated path to the side of the property allows convenient additional access.

This elegant home combines modern design with practical living and is ideally located in a peaceful setting, offering easy access to local amenities, renowned schools, and scenic canal-side walks.

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

///Crowd.Caked.Paying

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.

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.





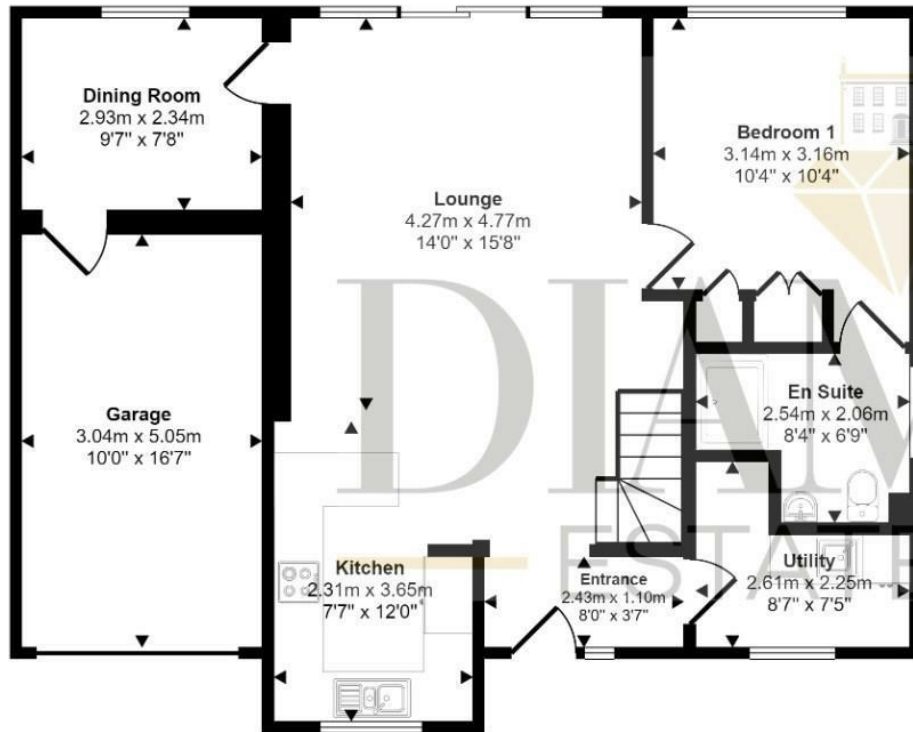
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	86		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	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.



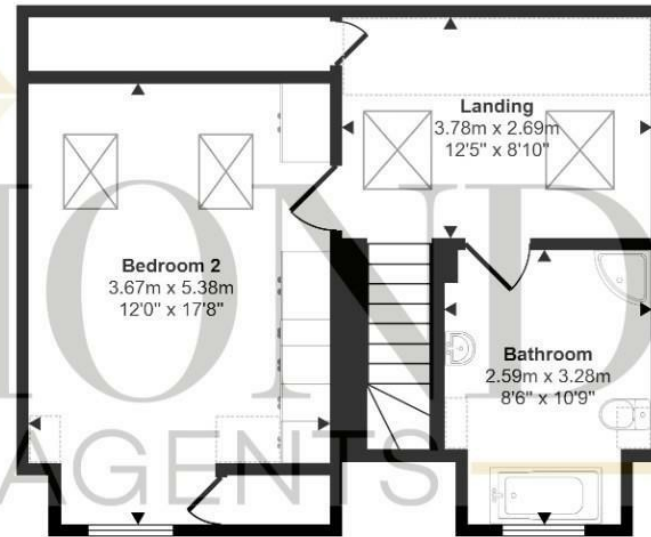
Approx Gross Internal Area
134 sq m / 1440 sq ft



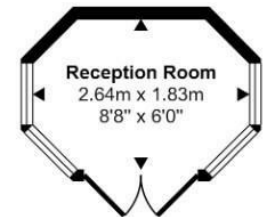
Ground Floor
Approx 85 sq m / 910 sq ft

 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.



First Floor
Approx 45 sq m / 485 sq ft



Reception Room
Approx 4 sq m / 46 sq ft