



3 Leat Street, Tiverton, EX16 5LJ
Freehold
Asking Price £140,000
Council Tax Band - A

Charming two-bedroom home near the historic Heathcoat Fabrics Factory, perfect for those seeking convenience and character. The property was completely renovated in 2016 to include electrics. The ground floor features a welcoming lounge with front-facing window, electric heater, and media points. The adjoining kitchen/breakfast room includes ample storage, a halogen hob, oven, sink with mixer tap, and spaces for a washing machine and fridge/freezer, with a door leading to the rear.

Upstairs, the primary bedroom boasts views of the historic Heathcote factory, fitted storage, and a TV point, while the second bedroom offers rear-facing window and storage. The modern shower room is fitted with a walk-in shower, wash basin, extractor fan, and electric heater. A comfortable, well-maintained home with a unique blend of modern living and historic charm.

You would find it difficult to find a more conveniently situated house. Within about 100 yards level walk you will find a general store, baker's, newsagent's, off-licence and other shops. Also within the very near vicinity you will find a church, Primary school, local park and pubs along with the main town centre shops.

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 can also be reached within two hours and Exeter airport can be reached within half an hour.

Charming Two-Bedroom Home with Historic Views

Nestled close to the iconic Heathcoat Fabrics Factory, this welcoming two-bedroom property offers comfort, style, and a convenient location, ideal for first-time buyers or those looking for a well-connected area.

Ground Floor Accommodation

Entrance & Lounge

Enter into a cozy lounge with a large front-facing window, providing plenty of natural light. The space includes media points, a telephone point, a modern electric heater, and an archway leading seamlessly into the kitchen/breakfast room.

Kitchen & Breakfast Room

This well-appointed kitchen features a range of base units with cupboards and drawers, offering ample storage. Sleek, rounded-edge countertops complement a single drainer sink with mixer tap, along with an electric halogen hob and oven. There is also space for a washing machine and fridge/freezer. A window overlooking the rear aspect and a door leading outside complete the space.

First Floor

Bedroom One

The primary bedroom has a front-facing window with views of the historic Heathcoat Fabrics Factory. It includes a fitted storage area with hanging space, a television point, and an electric heater.

Bedroom Two

This second bedroom includes a rear-facing window and a fitted storage area with a hanging rail.

Shower Room

A modern, well-fitted shower room featuring a low-level WC, a walk-in shower cubicle with a Triton electric shower, and a wash basin with tiled splashback. The room also includes an extractor fan, a wall-mounted electric heater, and a convenient shaver light socket.

This inviting home is an excellent choice for those looking to combine modern amenities with a touch of history in an attractive location

Services

Mains electric, water and drainage.

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

///lazy.sling.wallett

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
36 sq m / 391 sq ft



Ground Floor
Approx 18 sq m / 194 sq ft

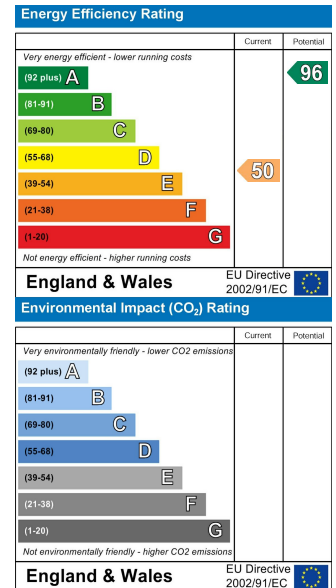
First Floor
Approx 18 sq m / 196 sq ft

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.