



105 The Walronds, TIVERTON, EX16 5EQ

Council Tax: B Freehold

Asking Price £350,000

NO ONWARD CHAIN! - Situated in the sought-after residential area of The Walronds in Tiverton, Devon, this extended semi-detached family home is a true gem waiting to be discovered. Boasting four bedrooms and three bathrooms, this property offers ample space for a growing family.

As you step inside, you are greeted by a welcoming entrance hall leading to the open plan dining room and a modern fitted kitchen/breakfast room which opens to the rear garden or utility room and cloakroom, perfect for hosting family gatherings or entertaining friends. The dual-aspect sitting room with a charming cast iron fireplace adds a touch of elegance to the space. Additionally, there is a versatile reception room that can be used as an annexe, complete with it's own bedroom and ensuite shower room.

Upstairs, the first floor houses three well-appointed bedrooms and a stunning family bathroom. The attic space also presents an opportunity for further expansion if desired, allowing you to tailor the property to your needs.

Outside, the landscaped rear garden is a haven for both relaxation and entertainment, featuring a large patio area and an external games/entertainment room that is currently set up as a bar room. The side garden wraps around the property, offering a log store area and a garden shed for your convenience.

The property benefits from gas central heating by radiators and uPVC double glazed windows and doors and cavity wall insulation.

The location of The Walronds is unbeatable, with easy access to the town centre where a variety of shops, pubs, and restaurants await. Schools are also within close proximity, making it an ideal setting for families. For commuters, the property provides quick links to the North Devon Link Road and Parkway mainline station, connecting you to Paddington, London, and Exeter City Airport via the M5.



Front Entrance

The property welcomes you with a well-lit entrance area featuring a uPVC double-glazed door and an outside light. This space leads into a spacious entrance hall with ample room for coats and shoes leading to.

Entrance Hall

A bright and open space with uPVC double-glazed window to the front aspect, the entrance hall offers a warm welcome with doors leading to the main living areas, including the dining room and sitting room and stairs to the first-floor landing.

Dining Room Area

The dining area is designed for both casual meals and entertaining, leading seamlessly into the kitchen/breakfast room. It features vinyl flooring, a radiator, inset spotlighting, and a square archway leading through with two storage cupboards tucked beneath the stairs for added convenience.

Kitchen/Breakfast Room

At the heart of the home, this open-plan kitchen and breakfast room is a chef's delight. The kitchen offers a roll-top work surface, breakfast bar with storage, and stylish bar stools. With tiled flooring, spotlight fixtures, and an airy atmosphere, this space is perfect for culinary creations and gatherings leading into the kitchen area.

Kitchen Area

A modern, light-filled kitchen fitted with a rolled-edge worktop, ample cupboard space, a seven-burner gas

hob, and double oven. A one-and-a-half-bowl acrylic sink with mixer tap, pull-out storage, and space for an American-style fridge freezer add both style and functionality. Natural light fills the room from a Velux window and uPVC double-glazed side windows, with French doors leading to the rear garden.

Utility Room

The utility room offers a square-edged worktop with plumbing and space for a washing machine and tumble dryer. Fitted with high-level cupboards and a wall-mounted Vaillant combi boiler, it's an ideal space for laundry needs.

Cloakroom

This downstairs cloakroom features a white suite with a low-level WC, pedestal wash basin with mixer tap, tiled splashback, and radiator, along with a uPVC double-glazed window to rear aspect.

Sitting Room

A spacious dual-aspect lounge reception room with views of both the front and rear gardens with uPVC double glazed windows. The sitting room is equipped with a cast iron fireplace and stunning surround, TV and telephone points.

Annexe/Bedroom Area Option

A flexible room, currently used as a dressing area to provide additional space for bedroom one, with uPVC double-glazed windows and French doors leading to the garden. The space includes a storage cupboard and consumer unit, making it ideal as

a guest suite, dressing room, or additional living area as a lounge area for a teenager or annexe room.

Bedroom One

Offering an adaptable room currently used as bedroom one with uPVC double glazed window to front aspect.

En Suite Shower Room

Comprising of white suite with curved door shower cubicle and glass green doors and Myra electric shower over, wash hand basin set on a vanity double door storage cupboard with mixer tap over close cupboard low-level WC chrome radiator towel round part tiled with extractor fan and uPVC double glaze windows to front aspect

First Floor Landing

A light and airy T-shaped landing with a uPVC double-glazed window overlooking the rear garden. Loft hatch access offers additional storage potential or access to the attic conversion if required.

Bedroom Two

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

Bedroom Three

Another generous double bedroom, also featuring a built-in wardrobe and uPVC double-glazed window to the front.

Bedroom Four

A large single bedroom with built-in storage and a rear aspect uPVC double-glazed window, making it a versatile space for children, guests, or as an office.



Family Bathroom

Comprising of a stunning white suite with pannelled bath with mixer tap and mains shower over with rain head and glass screen door over, pedestal wash hand basin with mixer tap and low level w.c., the bathroom is accompanied with a chrome heated towel radiator and tiled splash backs, inset spot lighting, laminate wood flooring and uPVC double glazed window to rear aspect.

Rear Garden

A beautifully landscaped corner plot designed for entertaining, with a Yorkshire stone patio, raised flower beds, and a large lawned area for flower beds and trees. A pathway leads to a separate hobby /games room, and French doors provide access to both the kitchen and additional annexe reception room.

The rear garden leads round to the side garden where the area is laid with shingle stone providing a log store and store shed with further pathway leading to the front entrance area and gate leading to the front.

Hobby / Entertainment Room

This fantastic addition serves as a games and bar room, ideal for hosting guests or providing a recreational area for teenagers. It includes a bar area, games space, and uPVC double-glazed windows and French doors to the garden.

Front Garden

A spacious shingle stone area with a walled boundary and a pathway leading to the entrance door, with side access gate to the rear garden.

Property Information

Mains Gas and Electric, Mains water and sewage.

The side extension was erected in 2020 and

consisted on new electrical wiring.

The property is accessed via a right of way pathway to the front entrance path and side gate to the garden.

Further planning permission was granted for the following.

Installation of cavity wall insulation
Ref. No: 52/03/3606/BN | Status: T

7 Windows
Ref. No: 10/5334/FENSA | Status: BCO

Erection of single storey extension
Ref. No: 10/0547/BR | Status: BCO

Erection of a single storey side extension
Ref. No: 18/00953/DEXBN | Status: BCO

Install one or more new circuits
Ref. No: 20/9080/NICEIC | Status: BCO

What3Words

Find the property location using What3Words app using [///extend.bossy.ears](https://www.what3words.com/)

Agency 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.





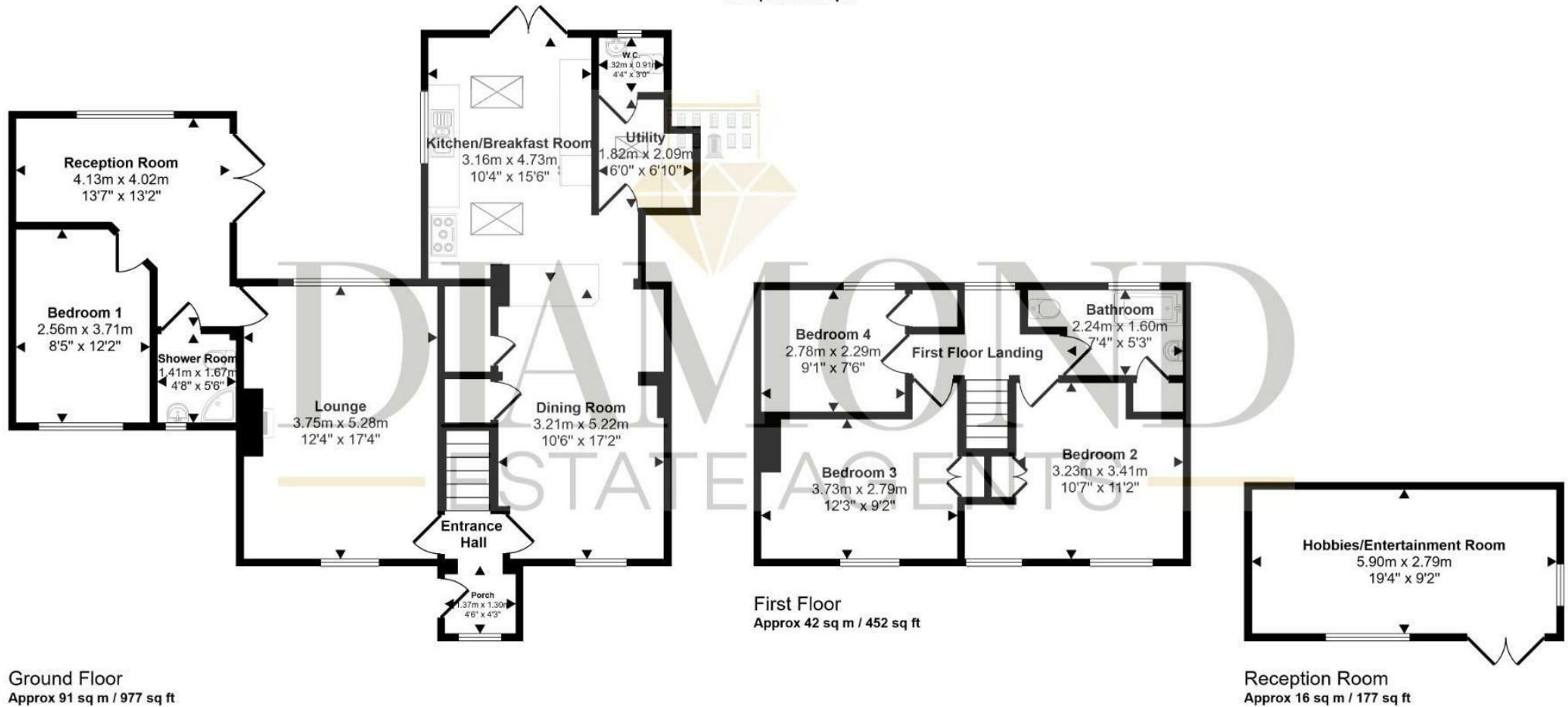
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i>			
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
149 sq m / 1606 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.