



12 Atherton Way, Tiverton, EX16 4EW

Price £357,500

Council Tax: C Freehold

RARE CANAL SIDE PROPERTY! - Situated in a tranquil cul-de-sac position off Canal Hill, this charming **THREE** bedroom semi-detached bungalow on Atherton Way in Tiverton is a rare gem that offers a delightful blend of comfort and scenic beauty. With two spacious double bedrooms and a single third bedroom this property is perfect for those seeking a peaceful retreat over looking The Grand Western Canal.

As you step inside, you are greeted by a stunning conservatory entrance ideal for everyday lounging featuring an orangery roof, which leads to a large store room and boot room that boasts French doors opening onto the garden, providing picturesque views of the Grand Western Canal. The main living area is designed for modern living, with an open-plan fitted kitchen, dining & lounge space that features a striking cast iron fireplace and a central island, creating an inviting atmosphere for both relaxation and entertaining.

The accommodation further includes two well-proportioned double bedrooms, bedroom 3 used as a utility store room, a luxurious family bathroom equipped with a freestanding bath & a walk-in shower cubicle. Outside, the rear garden is a true highlight, featuring a large composite decked area that wraps around the rear of the property, perfect for entertaining. Steps lead down to a hot tub area, where you can unwind while enjoying stunning waterside views & the remaining garden area that offers side decking on the canal to enjoy views that includes the seasonal Horse drawn canal boat trips & various wildlife.

This property also offers parking for up to four vehicles, ensuring convenience for residents and guests alike. Located within walking distance to Tiverton town centre, you will find bus services nearby, providing easy access to local shops and schools. Additionally, the North Devon Link Road is just a short drive away, offering quick connections to the M5 motorway, Parkway mainline station to Paddington London, and Exeter City Airport.



Conservatory Entrance

Kitchen Area

Lounge

Dining Area

Bedroom One

Bedroom Two

Bedroom Three

Bathroom/Shower
Room

Large Store/Boot
room/Garage option

Rear Garden

Hot Tub Area

A lovely decked area
perfect for relaxing after
a long day at work. The
sellers are willing to
remove the hot tub if the
new owner does not
require it.

Front Garden

Parking

Canal Side

Property Information

Mains water, sewage Gas
Central heating with

combi boiler.

Electrical certification
for the whole property
February 2025.

New Combi boiler with
service certificate
February 2025

New windows signed off
by MDDC February 2025.
Conservatory is under
19sqm and does not
require building consent
as approved by MDDC.

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>

Agents Note

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).

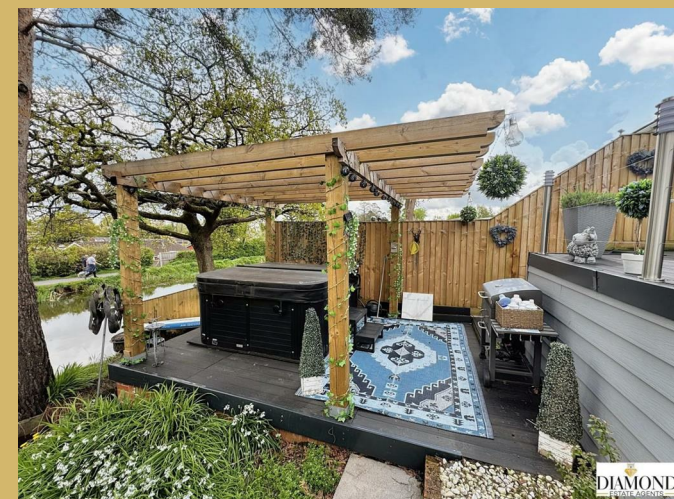
Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

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.

What3Words

Location of the property address using What3Words
///Lucky.these.bars





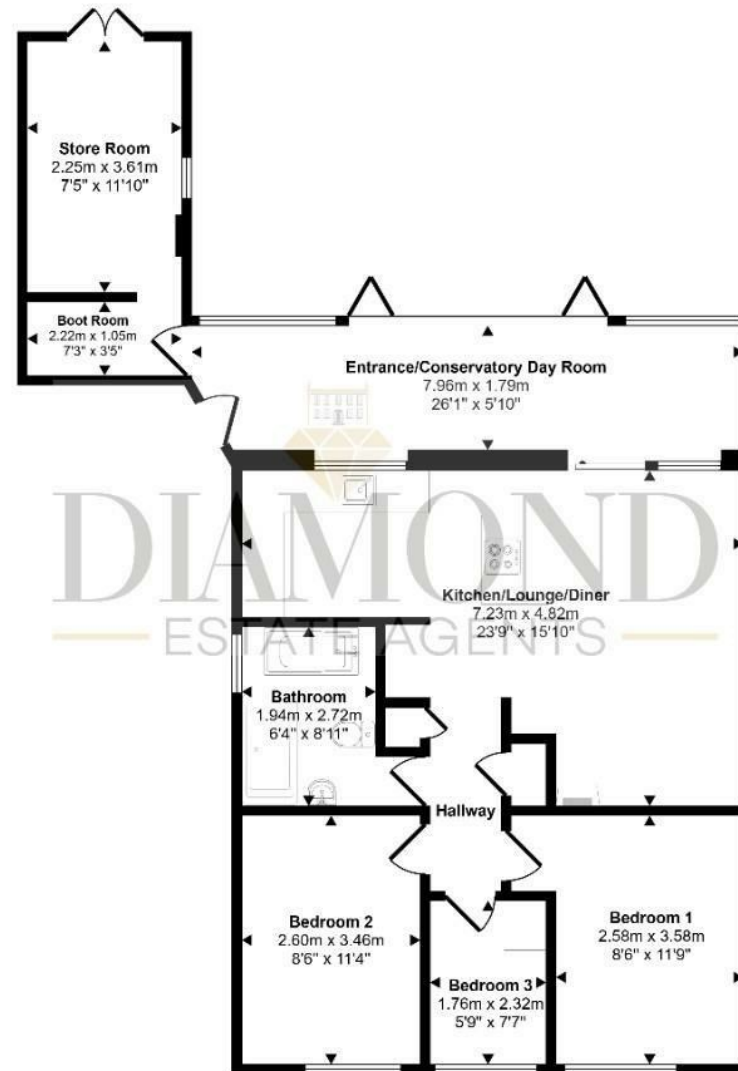
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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
89 sq m / 959 sq ft



Floorplan

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.