



## 2 Ryder Close, Tiverton, EX16 4HE

Freehold

**Asking Price £375,000**

Council Tax Band - D

Nestled in the highly sought after Glebelands development, this beautifully presented three bedroomed detached bungalow enjoys a peaceful cul de sac setting on the eastern outskirts of Tiverton. With spacious accommodation, a delightful garden and excellent access to local amenities, this property is ideal for those seeking comfort and convenience in a quiet location.

The property is approached via a driveway providing parking for three vehicles, leading to a garage with an electric up and over door. The rear garden is a true highlight, featuring a level lawn, vibrant flower beds, a greenhouse along with a patio, perfect for relaxing or entertaining! Gated access on both sides of the property ensures privacy and practicality.

Inside, the bright and airy lounge/diner offers a welcoming space, with a large picture window overlooking the garden and sliding doors that open onto the patio. A stone fireplace adds character to the room, creating a cosy yet elegant atmosphere. The adjoining conservatory provides a tranquil retreat with garden views and access to the outdoor seating area. The kitchen is well appointed with ample storage, a breakfast bar, tiled walls and space for appliances, including a gas cooker and fridge-freezer. A door leads out to the side path and garden, adding further convenience.

There are three generously sized bedrooms, with the principal bedroom boasting extensive built in wardrobes and a view of the front garden. The second bedroom also enjoys a front facing aspect, while the third bedroom offers flexibility as a guest room, study or hobby space. The modern shower room features a walk in shower, heated towel rail, and tiled walls complimented by a separate cloakroom with a WC and wash basin.

Conveniently located just two miles from Tiverton town centre, the property benefits from excellent transport links, including a regular bus service, the North Devon Link Road, and easy access to Junction 27 of the M5 and Tiverton Parkway station.



Nestled in the highly sought after Glebelands development, this delightful three bedroom detached bungalow occupies an enviable position in a quiet cul de sac on the eastern outskirts of Tiverton. Perfect for those seeking a peaceful lifestyle, this property offers comfortable living, a lovely garden and convenient access to local amenities.

#### Entrance Porch

With a handrail, wood effect flooring and a glazed door leading into the inner hallway.

#### Inner Hallway

Featuring a radiator, airing cupboard, telephone point, cloak cupboard, loft access and doors to all rooms.

#### Lounge/Diner



A spacious living area with a large picture window overlooking the rear garden, allowing in plenty of natural light. Sliding patio doors lead out to the rear patio. The room's focal point is a stone fireplace with a gas fire inset (currently disconnected). There are three radiators and a television point.

#### Kitchen/Breakfast



The kitchen is well equipped with a range of base units, matching wall cupboards with under cupboard lighting and a pantry style cupboard. It includes a rolled-edge worktop, a single drainer sink with a mixer tap, tiled walls and a breakfast bar area. There is space for a gas cooker (with extractor hood), fridge freezer and washing machine. A glazed door leads to the side path and courtesy gate.

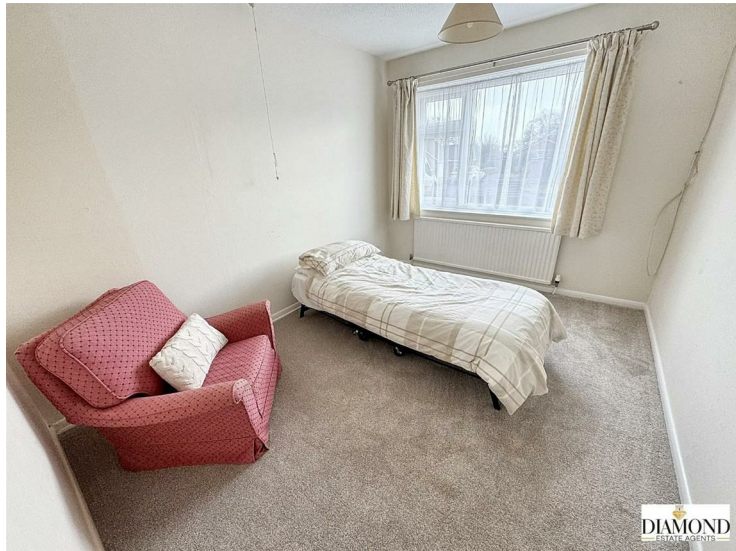
#### Bedroom One



A spacious double room with a window overlooking the front garden, a radiator and extensive built in storage, including hanging rails, shelves, upper cupboards and a separate mirrored wardrobe.



### Bedroom Two



A double room with a window to the front aspect, overlooking the garden, a radiator and a television point.

### Bedroom Three



A versatile room with a window to the side aspect and a radiator.

### Shower Room



Modern and stylish, featuring a low step double shower cubicle with a Mira Sport electric shower, low level WC, pedestal wash hand basin, tiled walls, a heated towel rail, stone effect flooring, extractor fan and an obscure side window.

### Cloakroom

Includes a low level WC, wall mounted wash basin, tiled splashback, radiator and an obscure window to the side.

### Outside



The property is approached via a driveway providing parking for three vehicles and leads to the front door and garage featuring an electric up and over door.

To the rear, a charming garden awaits with a patio area perfect for relaxing or entertaining, a level lawn, deep flower beds with a profusion of plants and shrubs and a greenhouse.

Gated access is available on both sides of the property.



## 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.

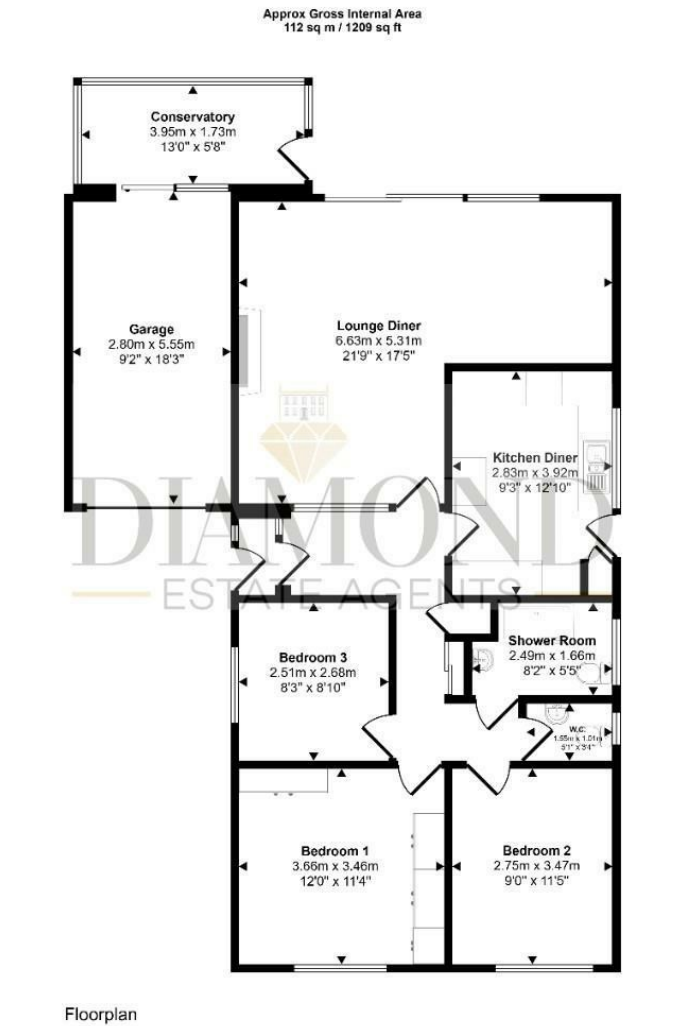
We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

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.

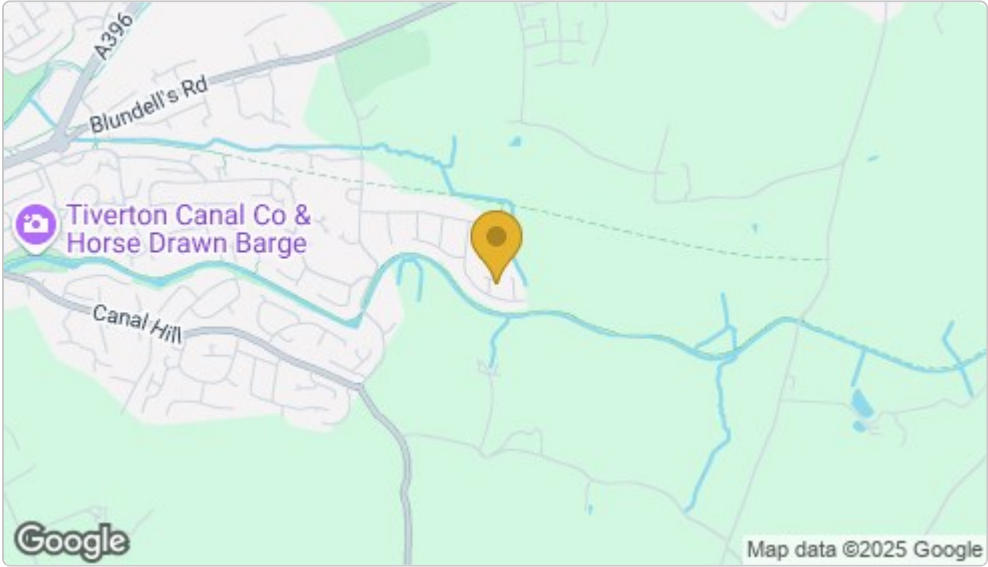
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Floor Plan

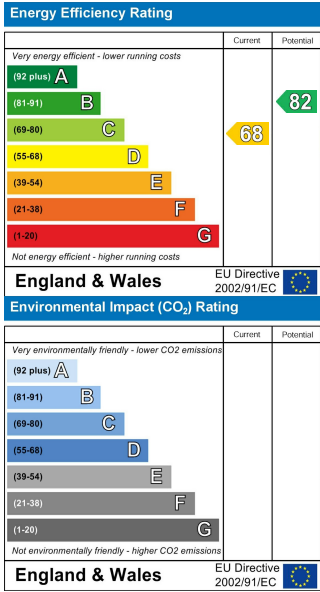


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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.