



8 Marguerite Road, Tiverton, EX16 6TD

Price £389,950

Council Tax: D Freehold

VACANT POSSESSION - NO ONWARD CHAIN - Situated on Marguerite Road in the charming town of Tiverton, this beautifully presented four-bedroom detached family home has been extended and is now available with an impressive A-rating on its Energy Performance Certificate, this property boasts modern energy-efficient features, including cavity wall insulation and solar panels with battery storage, ensuring a comfortable and sustainable living environment.

The home has been thoughtfully extended and modernised throughout, offering a perfect blend of open-plan living and practicality. Upon entering, you are greeted by a welcoming canopy porch that leads into an entrance hall. The dual-aspect lounge flows seamlessly into the kitchen and breakfast room, complemented by a newly added utility area and cloakroom. The rear extension enhances the ground floor, making it an ideal space for entertaining or accommodating larger families.

Upstairs, the property continues to impress with a generous landing space that leads to three spacious double bedrooms and a single fourth bedroom, with built-in wardrobes in the first two rooms. The family bathroom is elegantly designed with a lovely white suite, providing a serene space for relaxation.

Outside, the property features a level garden complete with a storage shed and a delightful hot tub entertainment area, while the remaining area is ideal for children or social gatherings. The large patio area to the side and rear enhances the outdoor living experience. To the front, there are two off-road parking spaces, with potential to extend further, leading directly to the entrance and a side gate to the rear.

Conveniently located, this stunning home is just moments away from local amenities, including a Tesco Express, community centre, children's nursery, and the highly regarded Two Moors Primary School. With easy access to the North Devon Link road, commuting to the M5, Parkway mainline station to Paddington London, and Exeter City airport



Canopy Entrance Porch

Composite entrance door leading through to.

Entrance Hall

Offering solid Oakwood flooring with stairwell leading to first floor landing and coving with doors leading to.

Lounge

A stunning open plan lounge leading through into the kitchen/breakfast area with t.v., telephone point, radiator, coving, feature panel wall radiators, box bay uPVC double glazed windows to front aspect, glass panelled oak doors with bi-fold doors leading to conservatory, open plan leading through to

Kitchen/Breakfast Room

Forming part of the Improvements the stunning modern fitted kitchen comprises of a square age worktop with matching upturn and a one and a half bowl acrylic sink unit with mixer tap over, fitted with a wide range of cupboards and drawers under and integrated dishwasher further including a Bosch single oven and Lamona single oven, four ring electric hob with matching cooker hood above and white glass splash back, matching eye level cupboards, stretching round to offer a built-in recycling drawer cupboard, overlooking into the sitting room

with breakfast bar, laminate wood flooring, storage cupboard under stairs, open plan leading to.

Utility Area

Forming part of the garage conversion with built in storage cupboards and pull out larder shelving, space for American style fridge/freezer, laminate wood flooring and insect spotlighting, radiator, uPVC double glazed door leading out to side passage and door leading to.

Cloakroom

A white suite comprising of a close coupled low-level w.c., wash hand basin with mixer tap set on a vanity storage cupboard, mirror light with spotlight fixing, uPVC double glazed window to side aspect, tiled walls with laminate wood flooring and chrome heated towel radiator.

Study/Family Room

Forming part of the garage conversion this ideal study space or family room with inset spot lighting, laminate wood flooring and uPVC double glazed window to front aspect.

Conservatory/Dining Room

Situated off the sitting room area the delightful large conservatory now offers a solid roof and two velux windows, fitted with radiator, laminate wood flooring with uPVC French doors leading out and onto the garden.

First Floor Landing

Offering stairwell leading to first floor landing fitted with with coving, spotlight fixing, airing cupboard housing a wall mounted Ideal logic combi boiler servicing hot water and heating and doors leading to.

Bedroom One

A large double bedroom offering built in sliding mirror door fronted double wardrobe, radiator, inset spotlighting and uPVC double glazed windows to front aspect.

Bedroom Two

A double bedroom offering a radiator, inset spotlighting and uPVC windows to rear aspect.

Bedroom Three

A double bedroom offering a radiator and inset spot lighting with built in double door wardrobe cupboard and uPVC double glazed windows to front aspect.

Bedroom Four

A single bedroom offering a radiator, inset spotlighting and uPVC double glazed windows to rear aspect overlooking the rear garden.

Family Bathroom

A white suite comprising of a pea shaped panelled bath with mixer tap and mains shower over, close coupled low-level w.c., wash and basin with mixer tap set on a



vanity drawer unit, chrome heated towel radiator, tiled walls, inset spot lighting, tiled flooring and uPVC double glazed windows to rear aspect.

Rear Garden

Offering a large patio area ideal for alfresco dining and entertaining leading onto a large garden area and doors leading to the conservatory extension and side passage leading to the front of the property with pathway leading around the property with further patio pathway area leading to front access benefitting with a shed and covered area ideal for hot tub enjoyment further offering shingle Stone flowerbed and tree.

Front Garden/Drive

Offering plenty of kerb appeal with large area laid to lawn providing off road parking for two vehicles leading to the entrance door and side access gates.

Property Information

The property has highly been improved boasting an impressive A rating EPC with cavity wall insulation, double glazed windows and doors and owned solar panels with battery storage with income received from any excess sent to the grid after the battery is fully charged.

What3Words

Find the property using What3Words app
///press.shirts.amber

Agent 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.

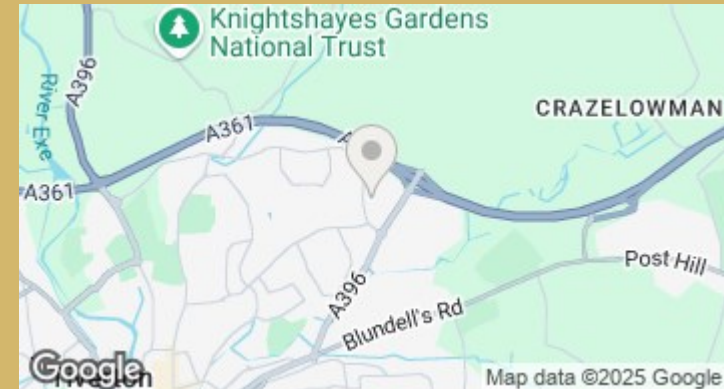
We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

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.





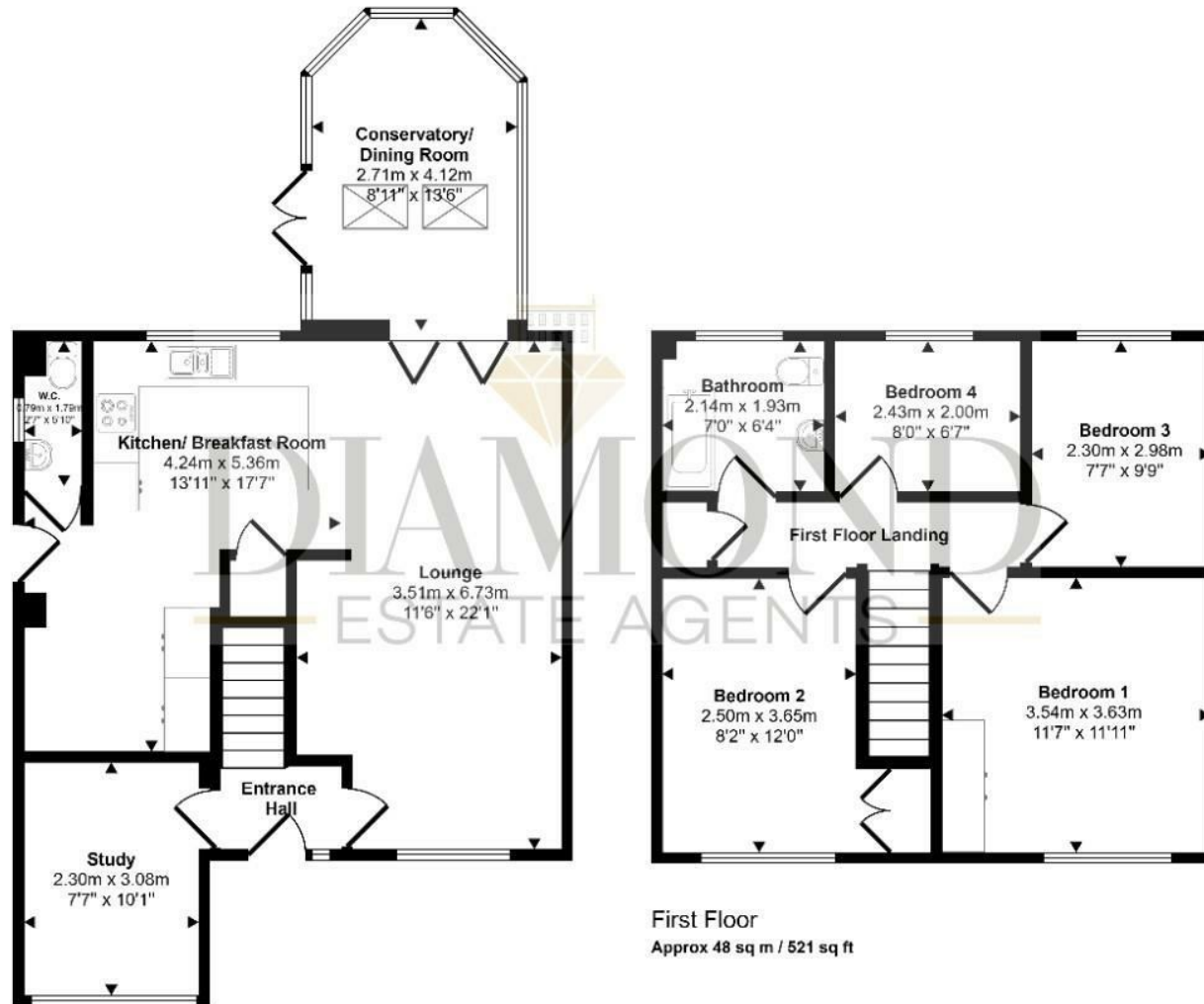
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	93	95	Very environmentally friendly - lower CO ₂ emissions
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	England & Wales



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
111 sq m / 1198 sq ft



Ground Floor
Approx 63 sq m / 677 sq ft

First Floor
Approx 48 sq m / 521 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.