



4 Devonshire Rise, Tiverton, EX16 4QR

Freehold

Price £290,000

Council Tax Band - C

IDEAL FIRST TIME PURCHASE - Situated in the charming area of Devonshire Rise, Tiverton, this delightful three-bedroom mid-terrace house offers a perfect blend of comfort and convenience with stunning views in the distant. Presented in excellent condition, the property boasts double-glazed windows and doors, ensuring a warm and inviting atmosphere throughout.

Upon entering, you are welcomed by a canopy entrance porch that leads into the entrance hall, complete with a cloakroom and a stairwell guiding you to the first floor landing. The heart of the home is the newly fitted modern kitchen, which flows seamlessly into a large L-shaped lounge/dining room. This inviting space features a stunning cast iron fireplace and French doors that open into a bright conservatory, perfect for enjoying the low maintenance garden.

The first floor comprises two generously sized double bedrooms, both equipped with built-in wardrobes, alongside a comfortable single bedroom. A well-appointed white suite family bathroom completes the spacious accommodation.

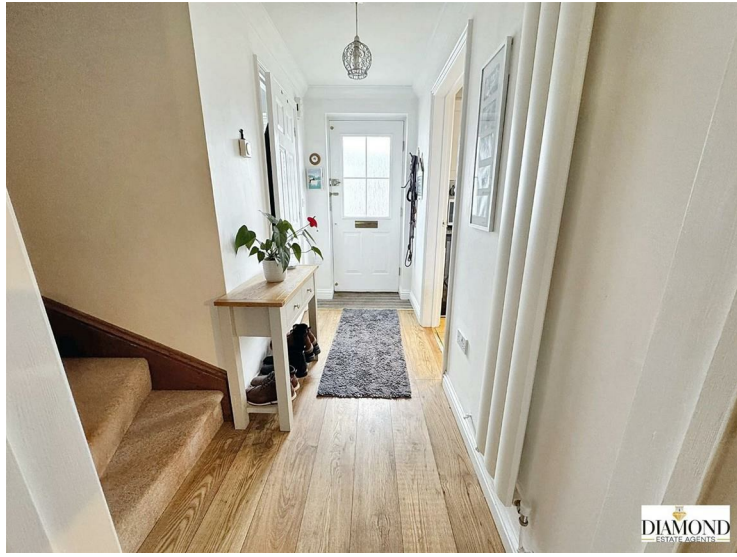
Outside, the low-maintenance rear garden is designed for relaxation and enjoyment, featuring a raised composite decked area with inset spotlighting, ideal for evening gatherings. Steps lead up to a charming summer house, while rear access to the garage and off-road parking at the front adds to the property's appeal.

Conveniently located off Canal Hill, this home is within walking distance of the scenic Grand Western Canal that offers stunning scenic walks, and local primary school just a short distance away. The town centre is approximately one mile away, and local bus services provide easy access to the M5 and mainline stations for travel to London Paddington or Exeter City Airport.

Canopy Entrance Porch

Offering outside lighting and steps lead up to the entrance door, leading to

Entrance Hall



Offering laminate wood flooring with feature tall panel radiator, spindle balustrade stairwell leading leading to first floor landing and doors leading to.

Cloakroom



Offering a white suite with low-level w.c., wash handbasin, tiled splashback, radiator, vinyl flooring, coving, radiator, consumer unit and uPVC double glazed window to front aspect.

Kitchen



Recently re-fitted to offer a modern fitted kitchen with granite worktops with a wide range of cupboards and drawers under and space and plumbing for dishwasher with washing machine and wine chiller, matching eye-level cupboards comprising of a Vaillant boiler servicing hot water and heating, built in four ring stainless steel gas hob with glass splashback and Neff chimney style cooker hood above with built in a double oven under. Space for American style fridge/freezer and further storage cupboards, coving, inset spot lighting and uPVC double glazed windows to front aspect.

Lounge/Diner



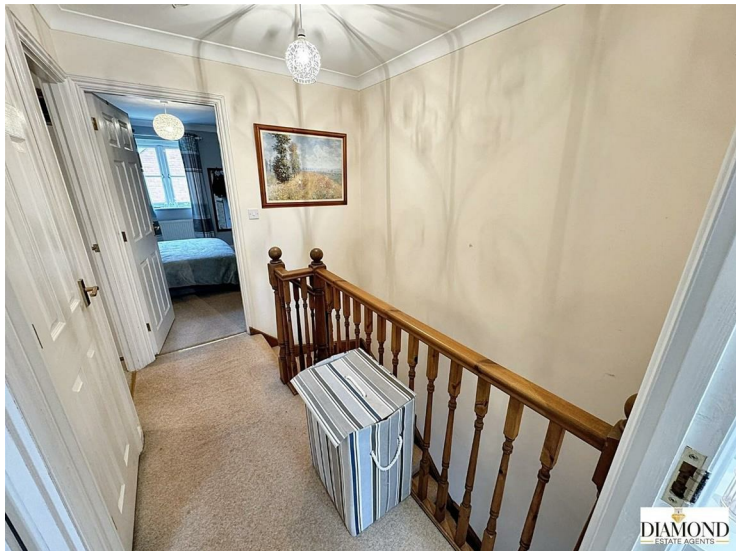
Offering a welcoming entrance reception area open plan with lounge and dining area with a storage cupboard under stairs, t.v. and telephone point, laminate wood flooring, with feature cast iron log burner with slate hearth and matching backsplash, coving, feature tall panel radiator and uPVC double glazed windows to rear aspect, doors leaning out to conservatory.

Conservatory



A uPVC construction with walling and tiled flooring with windows and doors overlooking and leading up to the low maintenance garden with French doors leading to the sitting room.

First Floor Landing



Offering spindle balustrade stairwell leading to first floor landing space with coving, airing cupboard housing hot water cylinder providing back up hot water, loft hatch leading to attic space and doors leading to

Bedroom One



A good size double bedroom offering a built in storage space utilised as wardrobes and shelving with radiator, coving and uPVC double glazed window to rear aspect.

Bedroom Two



A double bedroom offering built in sliding door wardrobe cupboard with coving, radiator and uPVC double glazed window to front aspect.

Bedroom Three



A large single bedroom offering radiator, coving and uPVC double glazed windows to rear aspect.

Family Bathroom



Comprising of a white suite with panelled bath with mains shower over, low-level w.c., pedestal wash hand basin with vinyl flooring, part tiled, radiator, coving, inset spotlighting, ventilation system and uPVC double glazed windows to front aspect,

Rear Garden



Paved for low maintenance with flowerbed borders and composite raised decking area with inset spotlighting, ideal for alfresco dining and entertaining with shingle stone area and steps leading up to the summer house to enjoy the distant views with further seating area and door leading to garage.

Garage

Situated to the rear of the garden with raised steps leading to the rear access door with up and over door to front and parking space immediately to the front with light and power and eaves storage.

Property Information

Mains Gas Electric and water and sewage.
MidDevon/08/00801/CLP | (28-04-2008 - Certificate of lawfulness for the proposed erection of a conservatory
20/01063/OTHBN | (15/09/2020 - Structural opening between kitchen and dining room

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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.

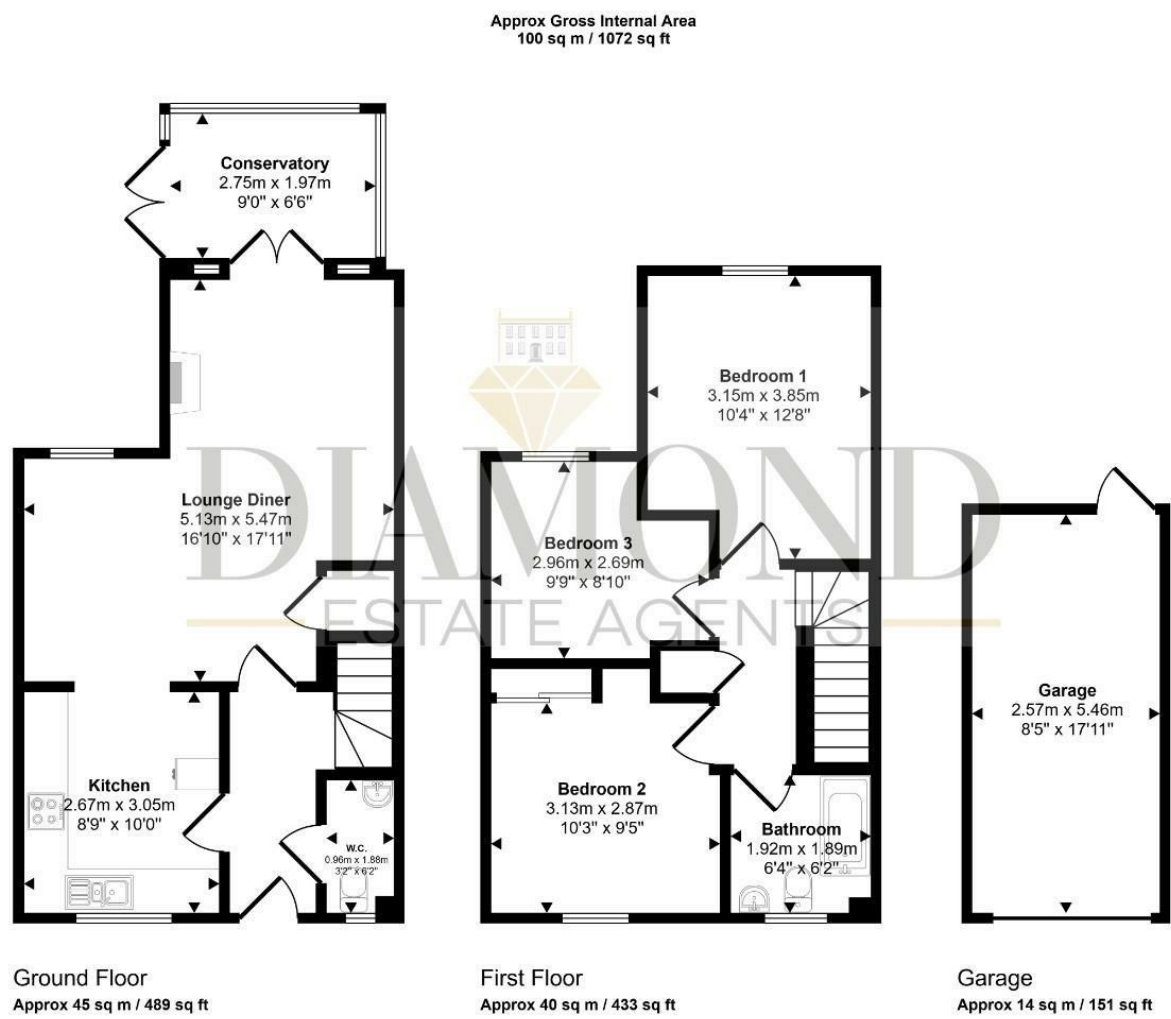
PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the 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).

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

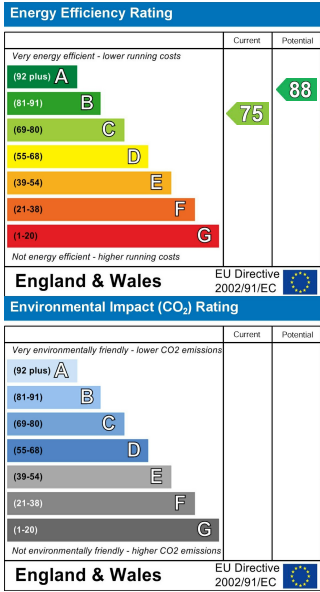


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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