



15 Cameron Close, Tiverton, EX16 5DB

Price £230,000 Freehold

LOVELY FAMILY HOME - Situated on the western outskirts of Tiverton in Cameron Close, this well-presented three-bedroom end terrace house is a delightful find for families. With off-road parking and a children's play area right at the front, this property offers an ideal environment for young families.

Upon entering, you are welcomed by a spacious entrance hall. The ground floor features a modern fitted kitchen that flows seamlessly into a generous dining area, complete with uPVC French doors that open onto the garden. This open-plan design continues into a light and airy lounge, creating a perfect space for relaxation and entertaining.

The first floor comprises two double bedrooms and a single third bedroom, currently utilised as a study, along with a storage cupboard. The family bathroom, which has been tastefully refitted, adds to the appeal of this home.

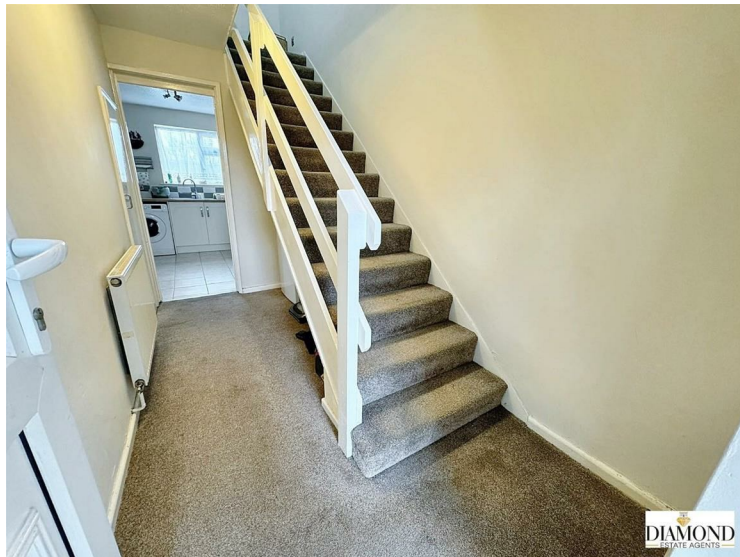
Outside, the front garden has been thoughtfully landscaped, providing a lovely astro turf area to bask in the evening sun. The rear garden has been transformed into a low-maintenance space, featuring a large patio ideal for al-fresco dining and entertaining, complemented by flower beds and shingle stone areas leading to a substantial storage shed. A side gate offers convenient access to a pathway that leads down to the driveway, ensuring off-road parking is readily available.

Local amenities are conveniently located within a mile, including two primary schools, local shops, a church, and a delightful recreation park. The town centre is approximately one and a half miles away, with a regular bus service nearby, providing easy access to a wide range of shopping and recreational facilities. Additionally, the property is a short drive from the North Devon Link Road, offering excellent transport links to the M5, Parkway mainline station to Paddington London, and Exeter City Airport.

Canopy Entrance Porch

Leading in with a uPVC double glazed entrance door to.

Entrance Hall



A welcoming entrance space with stairwell leading to first floor landing space, radiator, storage cupboard, consumer unit and door leading to

Kitchen/Dining Area



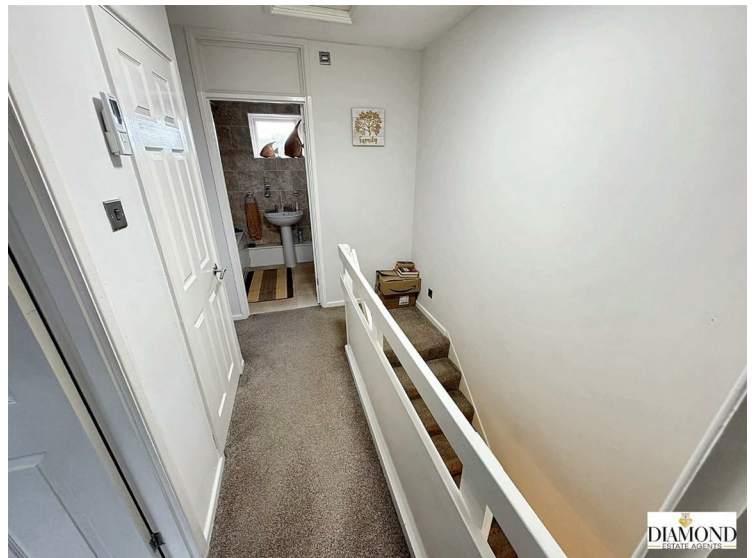
Offering a modern fitted kitchen with a wide range of cupboards and drawers under a kitchen worksurface with tiled splash back and stainless steel sink unit with mixer tap and Franke hot water. Matching eye level cupboards with plumbing and space for washing machine and built in double oven and four ring electric hob with stainless steel chimney style cooker hood above and matching stainless steel splashback, ceramic tiled flooring with uPVC double glazed windows to rear aspect. Open plan through into the dining area with uPVC French doors leading out to the landscape rear garden, open plan through to the sitting room area.

Lounge Area



A well presented reception area fitted with a radiator, t.v. and telephone point and uPVC double glazed window to front aspect.

First Floor Landing



Offering an irregular shaped landing space with airing cupboard housing a wall mounted glow worm Combi boiler servicing hot water and heating, loft hatch leading to attic space and doors leading to.

Bedroom One



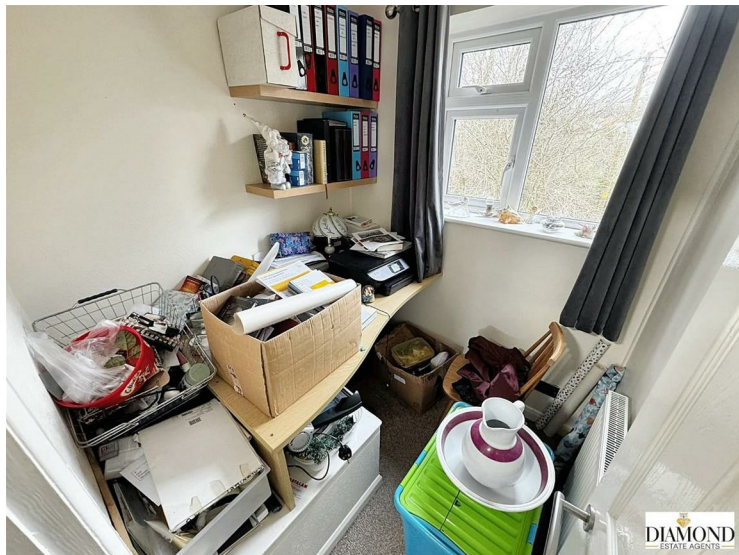
Offering a large double bedroom with radiator and uPVC double glazed windows to front aspect

Bedroom Two



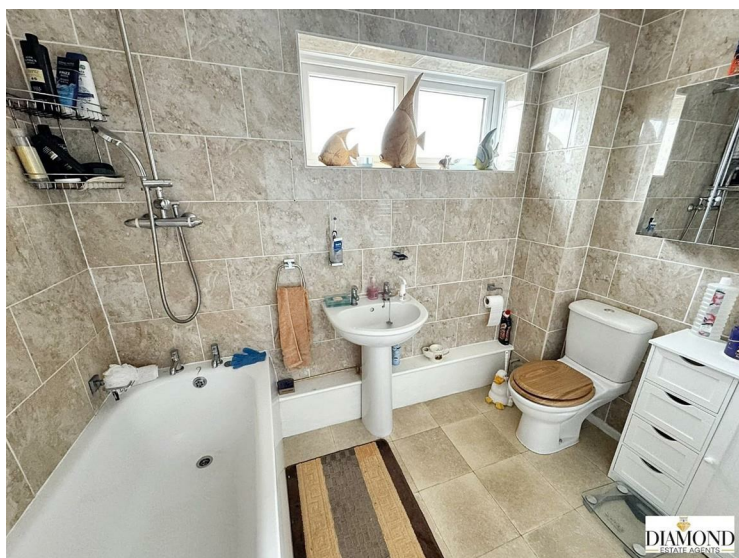
Offering a double bedroom with radiator and uPVC double glazed windows to rear aspect overlooking carpark area and countryside rolling hill views in the distance.

Bedroom Three



A single bedroom ideally used as a cot room currently used as an office fitted with a radiator and uPVC double glazed windows to front aspect.

Family Bathroom



A white suite comprising of a panelled bath with mains shower with rain head attachment over and shower curtain, pedestal wash hand basin, close coupled low-level w.c., chrome towel radiator, tiled walls with matching tiled flooring, vanity mirror storage cupboard, extractor fan and uPVC double glazed windows to rear aspect enjoying countryside views in the distance.

Front Garden



Laid with Astroturf and shingles stone with storage area and seating to enjoy the evening sun .

Rear Garden



Landscape to offer a low maintenance south east facing rear garden with large patio area ideal for alfresco dining and entertaining with steps leading down to shingle stone area leading to the large store shed with timber fence boundary, electric point and external tap, side gate leading to pathway for parking to the rear of the property.

Parking



To the rear of the property, there is a drive for one allocated parking space.

Property Information

Gas central heating servicing hot water and heating.
Mains Electric, Mains water and sewage.
Broadband approx. speed - Standard 14 - Superfast 80 mbps, Ultrafast 900 mbps
Satellite & Cable TV Availability - BT & Sky
o2 EE, Vodafone and Three are strongest coverage in the area.

5th June 2019 - Install replacement windows in a dwelling.
8th April 2001 - Alterations to provide additional bedroom.
28th September 2006 - Insertion of cavity wall insulation.
7th September 2013 - Installed a Gas Boiler.
16th December 2013 - Removal of loadbearing wall and installation of lintel and replacement of existing window with French doors.
20th February 2015 - Install a replacement consumer unit.
5th June 2019 - Install replacement windows in a dwelling.
8th December 2023 - Install a photovoltaic system.

What3Words

Find the property using What3Words app
///bookcases.planet.tools

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

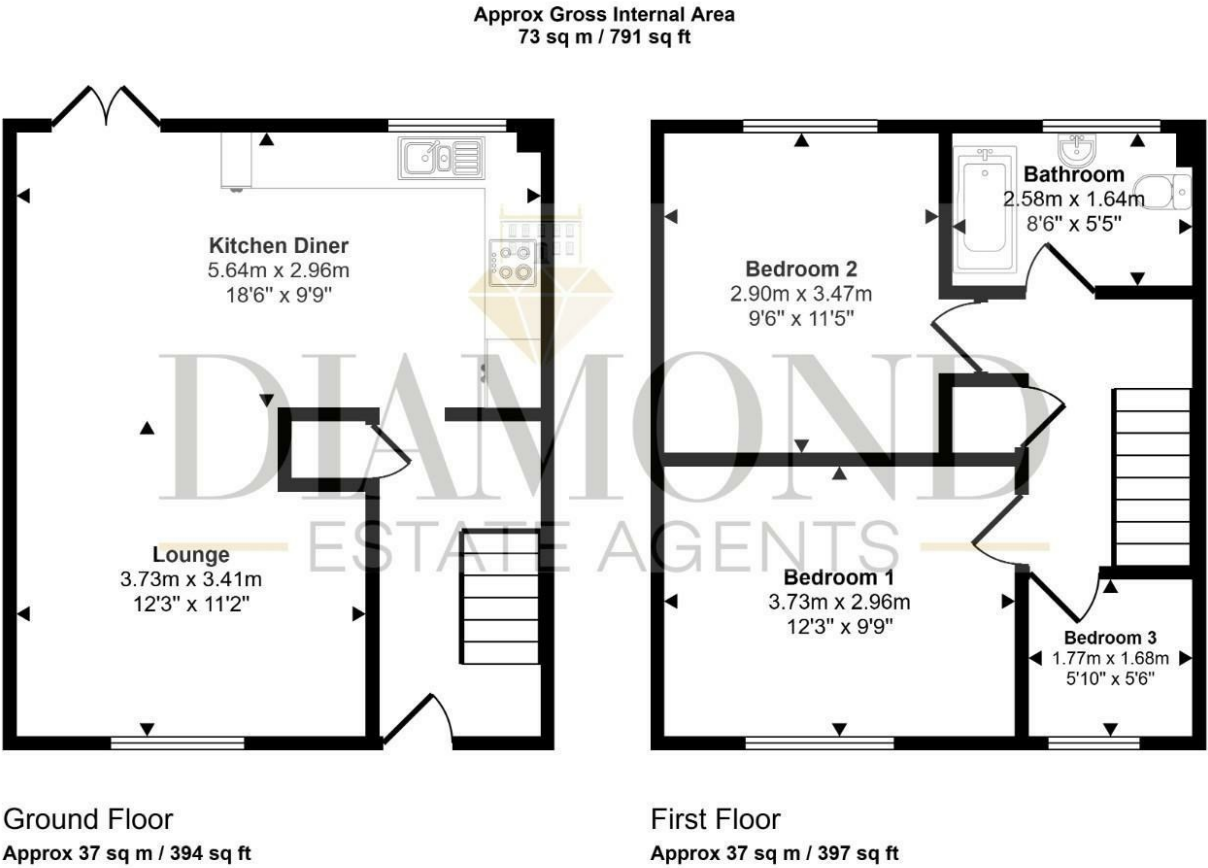
may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

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.

Floor Plan

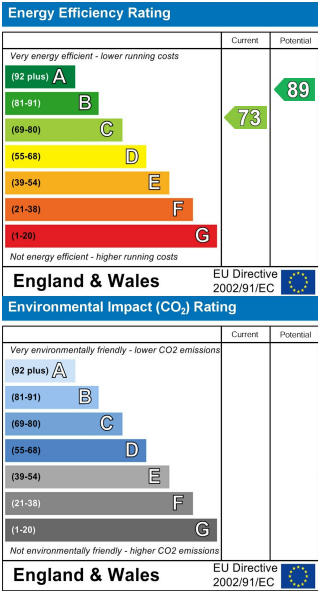


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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