



1 Queensway, Tiverton, EX16 6HT

Freehold

Price £249,995

Council Tax Band - A

LARGE CORNER PLOT - Situated in the Cowleymoor area of Tiverton, this THREE Bedroom semi-detached house on Queensway presents an excellent opportunity for families and investors alike. Boasting three well-proportioned bedrooms and two bathrooms, this property is set on a generous corner plot, offering significant potential for extension or even the creation of an additional dwelling, subject to planning permissions.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge/dining room, perfect for entertaining or relaxing with family. The kitchen/breakfast room, which has been thoughtfully refitted, provides a practical space for culinary pursuits and includes a door that opens directly to the rear garden. A convenient shower room is also located on the ground floor.

The first floor features two double bedrooms and a large single bedroom, complemented by a separate W.C. suite. The property is enhanced by uPVC double glazed windows and doors, ensuring warmth and energy efficiency, along with a newly installed Worcester combi boiler, which comes with a five-year British Gas guarantee for peace of mind.

Outside, the expansive corner plot offers ample off-road parking for multiple vehicles, leading to a side area that holds great potential for further development. The rear garden is a delightful retreat, featuring a variety of flower beds that create a picturesque landscape, ideal for enjoying the summer months. Additionally, the garden is equipped with storage sheds and a charming pergola, perfect for evening relaxation.

Conveniently located within walking distance of local shops, schools, and restaurants, this property is also close to a business park and provides easy access to the North Devon Link Road, connecting you to the M5 and Parkway mainline station for Paddington London or Exeter City Airport.

Entrance Hall

Offering laminate wood flooring with uPVC double glazed entrance door with stairs leading to the first floor landing space and doors leading to.

Lounge/Diner



A good size reception room offering laminate wood flooring with feature brick open fireplace and solid oak mantel, t.v. and telephone point, coving, storage cupboard under stairs with uPVC double glazed windows to front aspect overlooking the front garden.

Kitchen/Breakfast Room



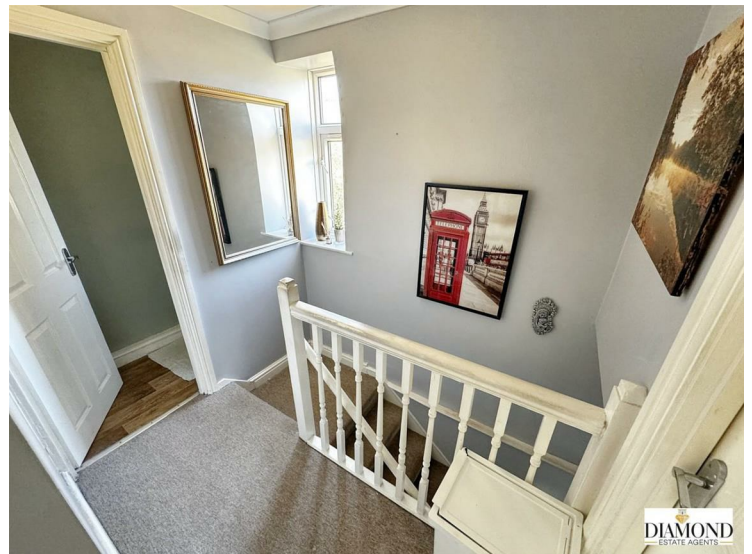
Offering shaker style fitted kitchen units with worksurface with a single drainer acrylic sink unit with mixer tap over, wide range of cupboards and drawers under with matching eyelevel cupboards, space and plumbing for washing machine and dishwasher with alcove offering space for an American style fridge/freezer, inset spotlighting and coving with uPVC double glazed windows and door leading out and overlooking the rear garden. A further worksurface with storage cupboards under sits in the middle of the kitchen providing a breakfast bar and Beko single oven and 4 ring electric hob.

Shower Room



A later addition to the property offering a bifold entrance door leading in with a double shower cubicle and glass green door with mains shower over, wash hand basin with mixer tap and vanity storage cabinet under, chrome heated towel radiator with mirror fronted vanity unit, extractor fan, inset spot lighting, laminate wood flooring and uPVC double glazed windows to rear aspect.

First Floor Landing



A light and airy landing space the irregular shaped landing space with coving, loft hatch leading to attic space with uPVC double glazed window to side aspect overlooking the drive and garden area with step leading up and doors leading to .

Bedroom One



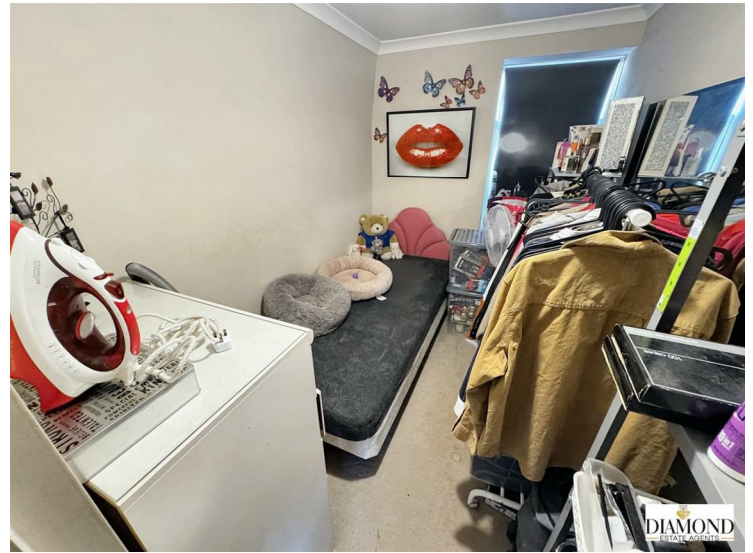
A good size double bedroom fitted with coving, radiator and uPVC double glazed windows to rear aspect overlooking rear garden.

Bedroom Two



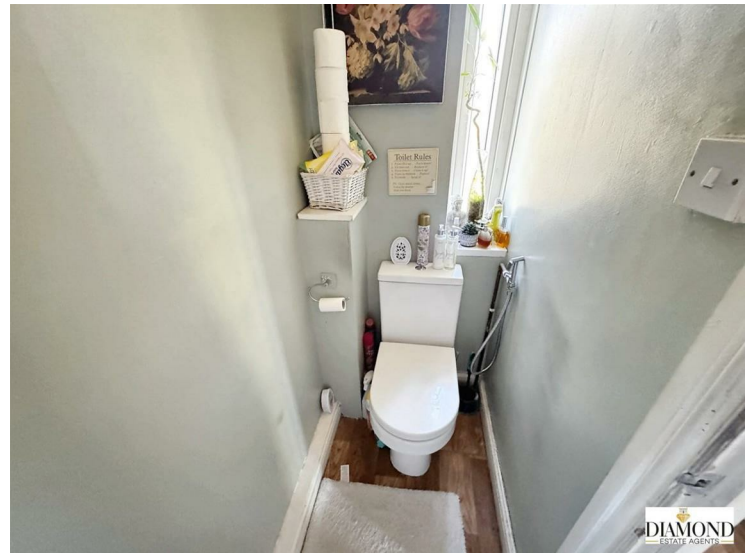
A double bedroom offering coving, radiator and uPVC double glazed windows to front aspect overlooking the garden and drive entrance .

Bedroom Three



A single bedroom offering a radiator, storage cupboard over stairs, coving and uPVC double glazed window to rear aspect over looking the rear garden.

W.C.



For added convenience a white suite with a closed coupled low-level w.c. with secondary water tap with shower hose outlet, wash hand basin with mixer tap, vinyl flooring, coving and uPVC double glazed window to side aspect.

Rear Garden



A stunning corner plot that is mainly laid to lawn enclosed with boundary timber fencing, with a wide range of shrubs and plants in flower beds with greenhouse and grape covered Pergola with raised decked area. Extending around to the rear of the property with large area with shingle stone area, offering garden sheds and timber fence boundaries with gate and steps outside tap. The garden is further complimented with Apple, pear, and cherry trees with a wide range of fruit, berry and fig plants.

Front Garden & Drive



A large frontage offering a westerly facing garden area enclosed with timber fencing, with large area laid to lawn with picket fencing and flower beds extending to the drive area with large tarmac off road parking for three to four vehicles that could be extended if needed leading to the side of the property.

Property Information

Mains water and sewage.

Mains Electric and Gas mains.

Worcester combi Boiler with British Gas guarantee 5 years fitted in 2024.

What3Words

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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).

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

Approx Gross Internal Area
72 sq m / 774 sq ft

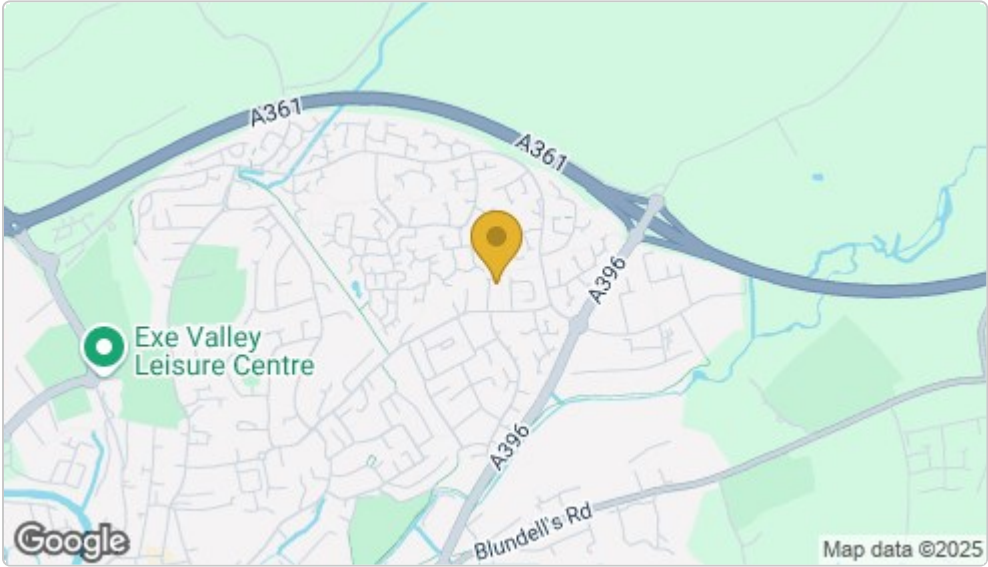


Ground Floor
Approx 36 sq m / 384 sq ft

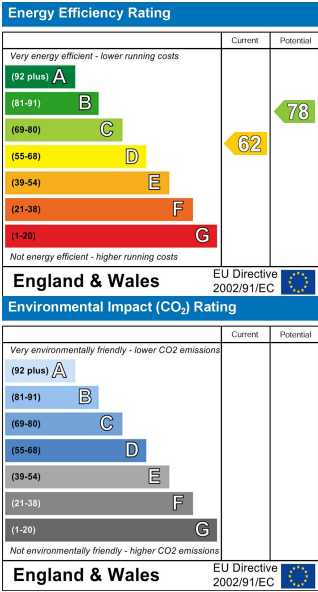
First Floor
Approx 36 sq m / 390 sq ft

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.

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.