



40 Banksia Close, Tiverton, EX16 6TU
Freehold
Asking Price £225,000
 Council Tax Band - B

VACANT POSSESSION - NO CHAIN! This well-presented two-bedroom home offers generous living space, excellent storage, and a private garden, making it ideal for first-time buyers, downsizers, or investors.

On the ground floor, a welcoming entrance hallway with storage leads to a bright, well-equipped kitchen featuring ample worktops, plenty of cupboard space, and room for appliances. A door from the kitchen opens to the garden. The spacious open-plan living and dining room provides a versatile layout with double patio doors leading outside, a large understairs cupboard, and ample space for both a sofa and dining area.

Upstairs, there are two double bedrooms. The main bedroom includes built-in wardrobes and dual-aspect windows, while the second bedroom also enjoys good natural light. The family bathroom is finished in white with a three-piece suite, electric shower over the bath, towel radiator, and extractor fan. A landing with airing cupboard and loft access completes the upper floor.

The rear garden features a patio with a pergola, lawned area, mature shrubs, and a path leading to a garage accessible via a side door.

With easy access to the North Devon Link Road, the M5, Parkway mainline station, and Exeter City airport, this property is well-connected for commuters. Whether you're heading to London Paddington, Exeter City Centre, or exploring the beautiful coastlines, this location offers endless possibilities.

Property Description

Charming Two Bedroomed Home with Spacious Garden and Garage Access

Situated in a quiet residential area, this well presented two bedroomed property offers comfortable and versatile living, ideal for first time buyers, downsizers or investors alike. Boasting generous room sizes, ample storage, and a beautifully maintained garden, this home is ready to move into and enjoy.

Ground Floor

Step into the welcoming entrance hallway, complete with a convenient storage cupboard for coats, shoes or household essentials.

From here, enter the bright and airy kitchen, well appointed with plentiful worktop space and ample eye level and base units for storage. The kitchen includes space for a washing machine and fridge freezer, a stainless steel single sink with mixer tap and a built in oven with a four-ring gas hob and extractor fan above. A rear door provides direct access to the garden – perfect for summer entertaining.

The property also features a spacious open plan living and dining room with double patio doors that flood the space with natural light and lead seamlessly into the rear garden. This versatile room offers more than enough space for both a comfortable seating area and a full dining table. A large understairs storage cupboard provides additional practicality, while a TV point and large radiator complete the space.

First Floor

Upstairs, you will find two generous double bedrooms.

Bedroom One is a large double with built-in wardrobes featuring shelving and hanging space. Dual aspect windows provide plenty of natural light and pleasant views to both the front and rear.

Bedroom Two is also a well sized double with windows to the side and rear aspects, making it bright and welcoming.

The family bathroom is finished with a clean, modern white suite, including a bath with electric shower over, wash hand basin with tiled splashback, and low level WC. Additional features include a shaving point, extractor fan, towel radiator and white wall tiling throughout.

A landing area provides access to the loft and houses a practical airing cupboard that also contains the water tank.

Exterior

To the rear of the property lies a spacious garden, perfect for relaxing or entertaining. The garden features an immediate patio area with a charming pergola that spans the width of the patio doors, offering a shaded spot for seating or al fresco dining. The rest of the garden is mainly laid to lawn and mature shrubs add greenery and privacy, while a pathway leads to the rear of the garden, providing side door access to the garage.

This delightful home offers a fantastic blend of indoor and outdoor space, making it a must-see for buyers looking for a home with character and practicality.

Location

Situated within half a mile of level walking distance to key local amenities, this property is perfectly positioned for convenience. Nearby, you'll find a sub-Post Office/store, Two Moors Primary School, and a parade of shops, including a Tesco Express. The home also benefits from easy access to Tiverton Business Park and the North Devon Link Road, which connects directly to the M5 motorway (Junction 27, approximately 7 miles away).

Moorhayes is a highly regarded community, well-known for its vibrant centre, which includes a bar/restaurant, excellent schools, and a nursery. A wide selection of shops, restaurants, and essential services are also just a short distance away, providing everything you need close to home.

For commuters or those who travel regularly, the M5 motorway offers quick access to Exeter City Centre and Exeter Airport, as well as the stunning beaches of North Devon. Tiverton Parkway mainline station provides fast rail connections to London Paddington and Reading's Elizabeth Line, ensuring a seamless journey into Central London.

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

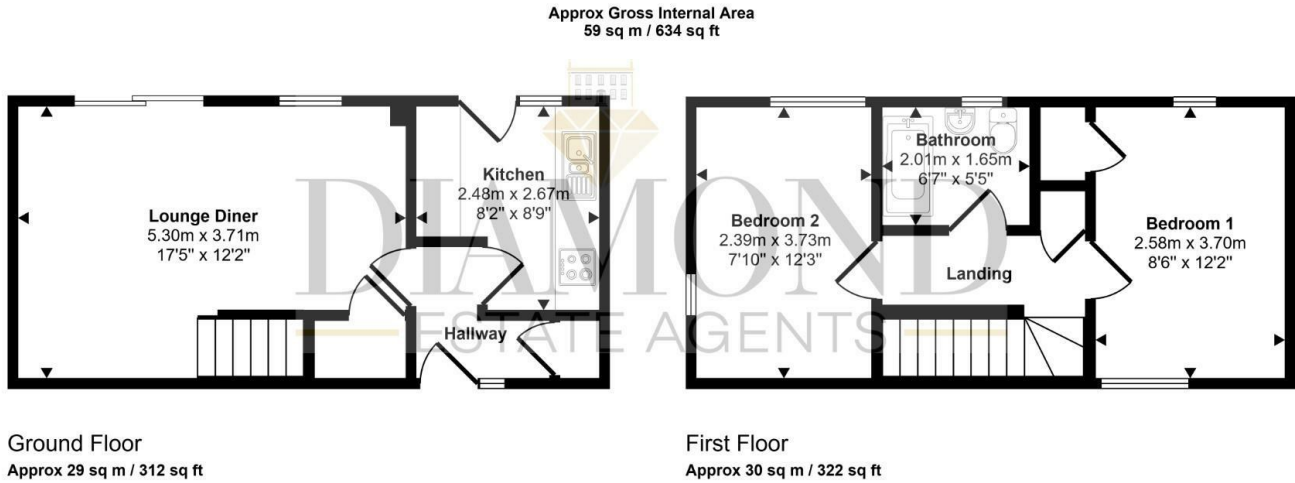
choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

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.

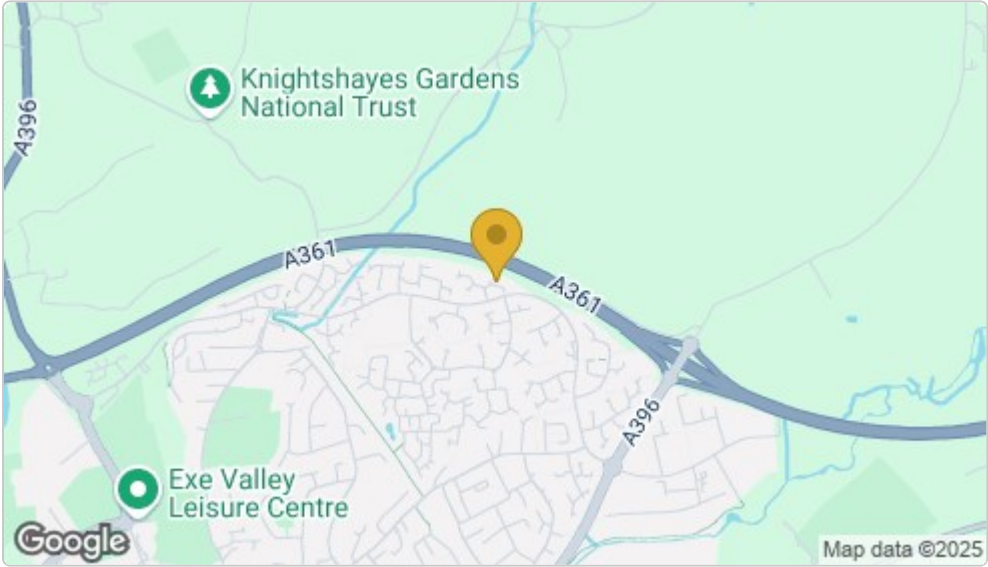
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Floor Plan

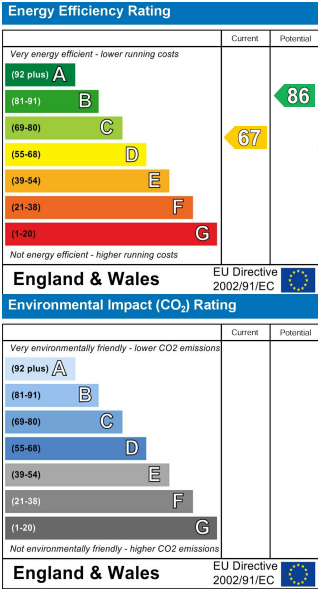


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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