



22 Court Way, Tiverton, EX16 7BH

Freehold

Asking Price £300,000

Council Tax Band - B

Located in the sought after village of Sampford Peverell - close to Junction 27 of the M5 and Tiverton Parkway mainline station - this well-presented two bedroomed bungalow offers excellent transport links and access to countryside walks along the Grand Western Canal and national cycleway. The village also benefits from a Spar Shop, The Globe Inn, Village Hall and a Parish Church.

The property opens into a welcoming hallway with loft access and airing cupboard housing the gas combi boiler. There are two bedrooms : one with rear views over the garden and parkland beyond and a built in wardrobe, the other overlooking the front garden. The modern wet room includes a walk in shower, vanity unit, WC, towel rail and front facing window.

The kitchen features wood effect units, a built in hob and oven, space for appliances, a larder cupboard and access to a side path. The spacious lounge/diner enjoys rear garden views through a large picture window and includes a feature fireplace and door to the garden. A separate utility area has a sink and plumbing for a washing machine. A covered walkway provides sheltered access from the driveway to the rear garden, alongside a single garage with up and over door.

Outside, the front garden offers privacy with mature shrubs, while the enclosed east facing rear garden backs onto a communal playpark and includes a lean to greenhouse

Entrance Hallway

Upon arrival, you are welcomed into a spacious entrance hallway featuring a radiator, telephone point, loft access and an airing cupboard housing the gas combination boiler. Doors lead to all principal rooms.

Bedrooms



Bedroom One overlooks the rear garden and enjoys views of the park beyond and includes a built in wardrobe and radiator.

Bedroom Two is positioned to the front aspect with a window overlooking the front garden and a radiator for comfort.

Lounge/Diner



A generous reception room featuring a large picture window framing views of the rear garden and communal parkland beyond. A door provides direct access to the garden. The focal point of the room is a feature fireplace with open fire and tiled surround. Additional features include media points and radiator.

Wet Room



Modern and functional, the wet room includes a mains thermostatic shower with tiled splashback, vanity wash basin with mixer tap and storage beneath, low-level WC, heated towel rail, extractor fan, and a glazed window to the front aspect.

Kitchen



The kitchen is fitted with a range of wood effect base cupboards and drawers with coordinating work surfaces. It includes a single drainer sink with mixer tap, built in halogen hob, electric oven and grill along with a space for a dishwasher and a space for fridge freezer. A larder style cupboard provides additional storage and a window overlooks the front garden. A side door gives access to the pathway.

Covered walkway and Garage

A covered walkway connects the driveway to the rear garden - and is ideal for additional storage.

The single garage is accessed via an up and over door.

Utility

With plumbing for a washing machine and a cupboard with storage and a sink over.

Outside



The front garden is mainly laid to lawn and adorned with a rich variety of mature shrubs and bushes, offering a sense of privacy and year round interest. A path leads to the front door and continues along the front of the property to gated either side access. A driveway provides off road parking for one vehicle and leads to the garage.

The east facing rear garden is fully enclosed by hedges and fencing and backs onto a communal playpark. The garden extends to the side of the property, where a lean-to greenhouse can be found - perfect for gardening enthusiasts.

Services

Mains electric, gas, water and sewerage. Fibre internet is connected to the property.

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

///storms.scramble.nightcap

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.

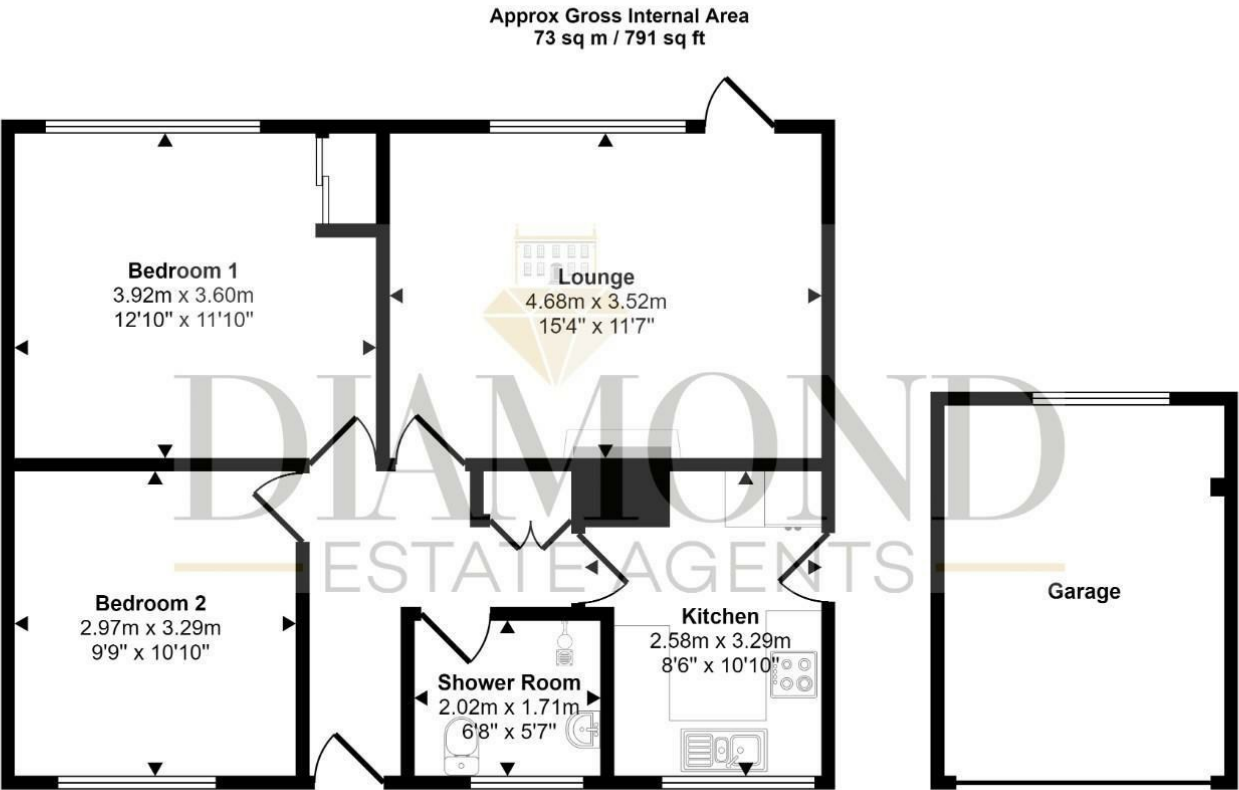
We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit 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

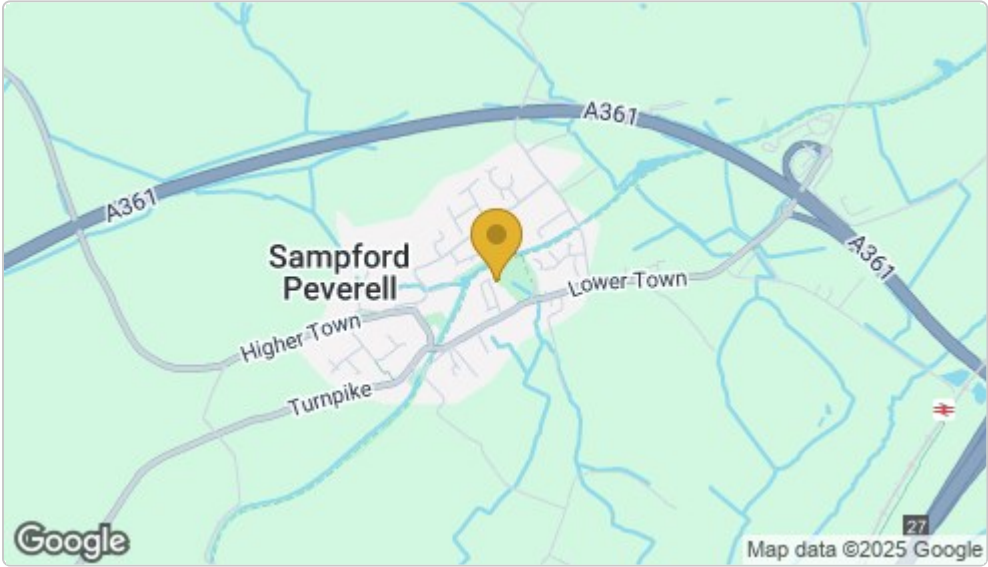


Floorplan
Approx 61 sq m / 660 sq ft

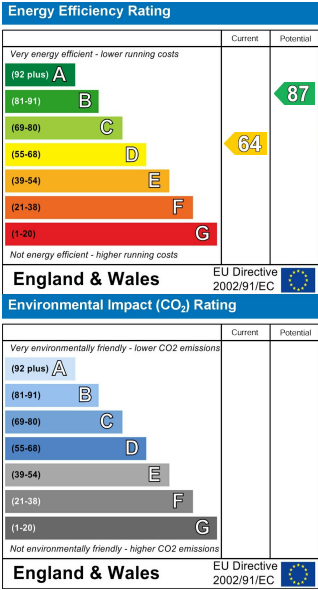
Garage
Approx 12 sq m / 131 sq ft

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.