



5 Higher Moor Square Lea Road

Tiverton, EX16 6TN

What3words ///spun.brings.cope

Charming 2-bed home with south-facing garden, conservatory, garage. Ideal for buyers seeking character, low maintenance & excellent transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Garage & Parking
- No onward chain
- Enclosed rear garden
- Two double bedrooms
- Close to bus stop
- Spacious lounge/diner



Well presented two bedroomed home with south facing garden, conservatory and a garage, offering excellent transport links.

Located within walking distance of local shops, restaurants and services, this attractive two bedroomed home offers spacious, well planned accommodation and easy access to the North Devon Link Road, M5, Tiverton Parkway station (London Paddington), Exeter Airport and Exeter's city centre.

The entrance hallway with storage cupboard leads to a cloakroom and continues through to the main living areas. The kitchen with a front facing window, is fitted with a range of base units and draws along with integrated appliances, halogen hob, double oven and display cabinets. The adjoining lounge/dining room features a large character fireplace with exposed timber beam, two radiators and double doors leading to a conservatory that overlooks the rear garden.

Upstairs, the light filled landing provides access to two double bedrooms; one with countryside views and the other with a built in wardrobe which houses the gas combi boiler. A modern shower room with corner shower enclosure, vanity unit and stylish fittings completes the first floor.

The private, south facing rear garden has been landscaped for low maintenance, offering a paved patio, gravelled area, well stocked flower borders, timber shed and an ornamental tree providing dappled shade. A side gate leads to a small paved courtyard ideal for recycling and bin storage. A single garage is conveniently located opposite the property.

This charming home is ideal for buyers seeking a comfortable, low maintenance property with character and excellent travel connections.

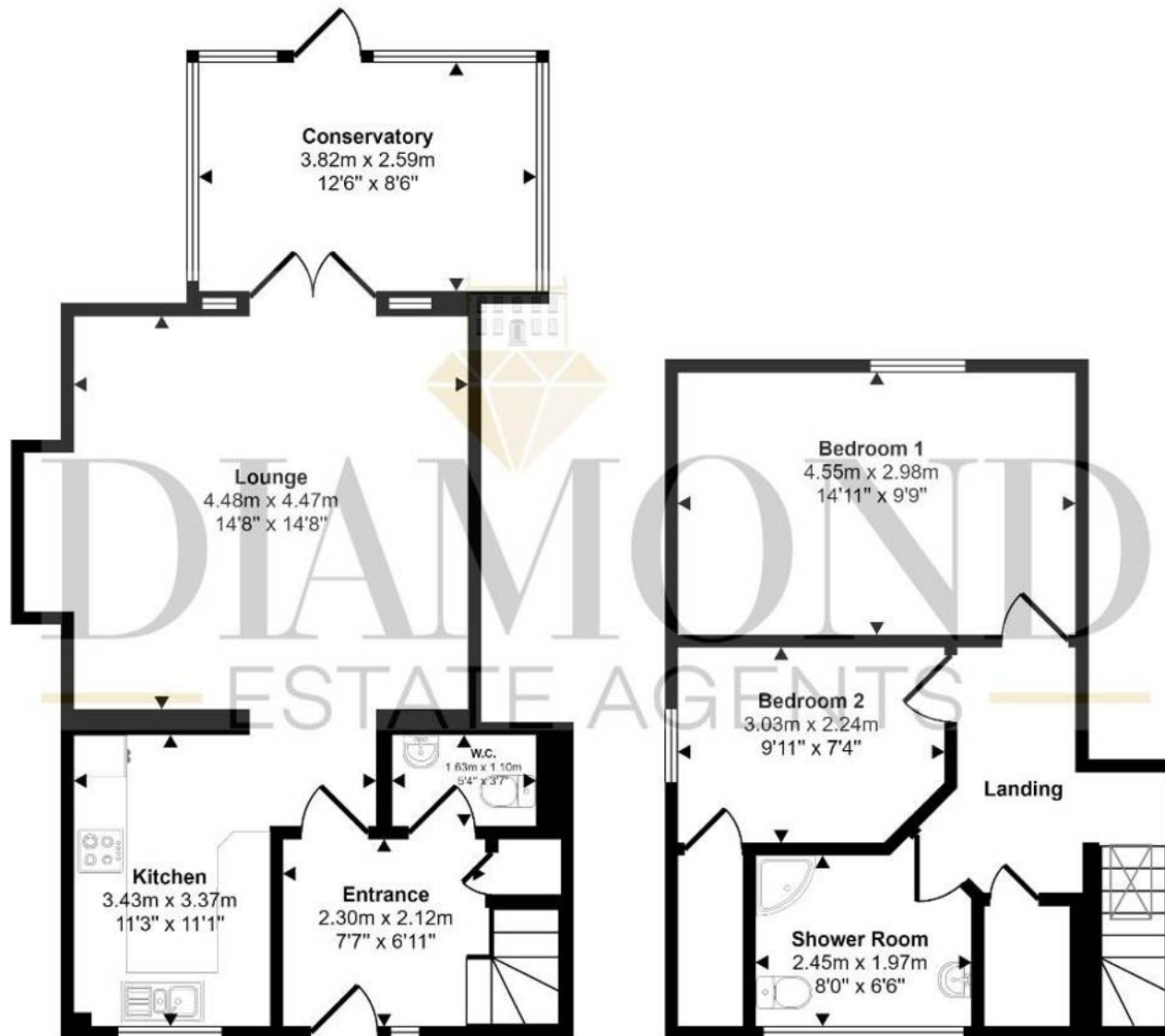
Mains electric, gas, water and sewerage. Fibre internet is connected to the property. Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

To find the property using what3words///www.what3words.com/spun.brings.cope

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



Approx Gross Internal Area
88 sq m / 948 sq ft



Ground Floor
Approx 51 sq m / 553 sq ft

First Floor
Approx 37 sq m / 396 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.

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.

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Diamond Estate Agents

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Tiverton, EX16
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