



21 Cowleymoore Road

Tiverton, EX16 6HH

What3words:///legal.outfit.icons

A Substantial Fived Bedroomed Victorian Home in the Heart of Tiverton Brimming with character and charm, this beautifully presented five bedroom home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Study/snug with access to the sunroom – a perfect spot to enjoy the garden
- Spacious farmhouse style kitchen/breakfast room with Aga and sash windows
- Five generous bedrooms, most with countryside or garden views
- Family bathroom and separate shower room with period-style fittings
- Practical utility, boot room, cloakroom & side access hallway
- Two cellar rooms with power – ideal for storage, workshop, or further potential
- Landscaped rear garden with lawn, patio, vegetable beds, and large timber shed
- Large sitting room with bay sash window, countryside views & marble fireplace
- Elegant entrance hall with high ceilings & ornate detailing
- Formal dining room with slate fireplace and dual rear windows



A Substantial Fived Bedroomed Victorian Home in the Heart of Tiverton
Brimming with character and charm, this beautifully presented five bedroomed semi detached Victorian home is ideally located just a short walk from Tiverton town centre and is opposite the popular Two Moors Primary School.

Offering over 2,500 sq ft of flexible accommodation, the property retains a wealth of period features including sash windows, high ceilings, ornate cornicing, original fireplaces, quarry tiled floors, and deep skirting boards.

The ground floor comprises a grand entrance hallway, elegant sitting room with bay sash window and marble fireplace, formal dining room, study/snug, sunroom with garden access and a traditional farmhouse style kitchen with Aga. A utility, boot room and cloakroom complete the downstairs space.

Upstairs, five generously sized bedrooms enjoy garden or countryside views, serviced by a family bathroom as well as a separate shower room. The property also boasts two cellar rooms with power and lighting – ideal for storage, a workshop or future conversion (subject to planning).

Outside, the landscaped rear garden includes a lawned area, flower beds, vegetable plot, two greenhouses, a large workshop/shed with power as well as a paved patio ideal for entertaining. Off road parking is available for up to five vehicles via a shared driveway.

This is a rare opportunity to own a spacious, character filled home within easy reach of local amenities, schools, and commuter links including the M5 and Tiverton Parkway Station.

Mains electric, gas, water and drainage. 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>

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

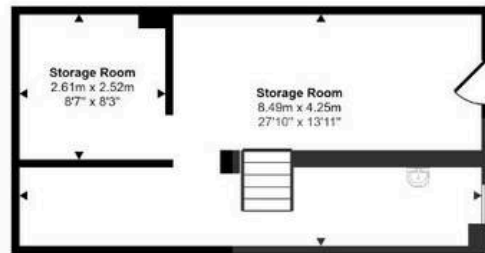
If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

Perfectly located for families and commuters, this home is just a 10 minute walk from Tiverton's vibrant town centre offering shops, cafes, supermarkets and schools. Two Moors Primary School is conveniently located opposite the

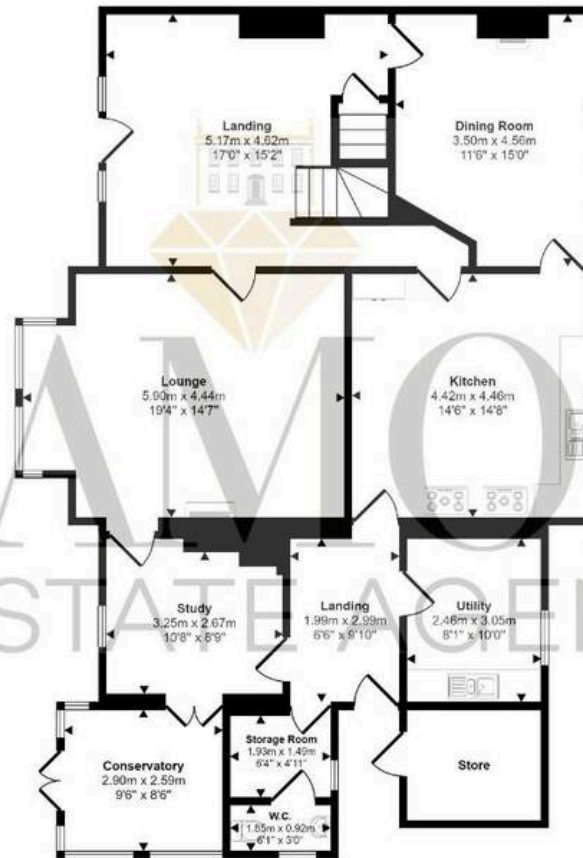




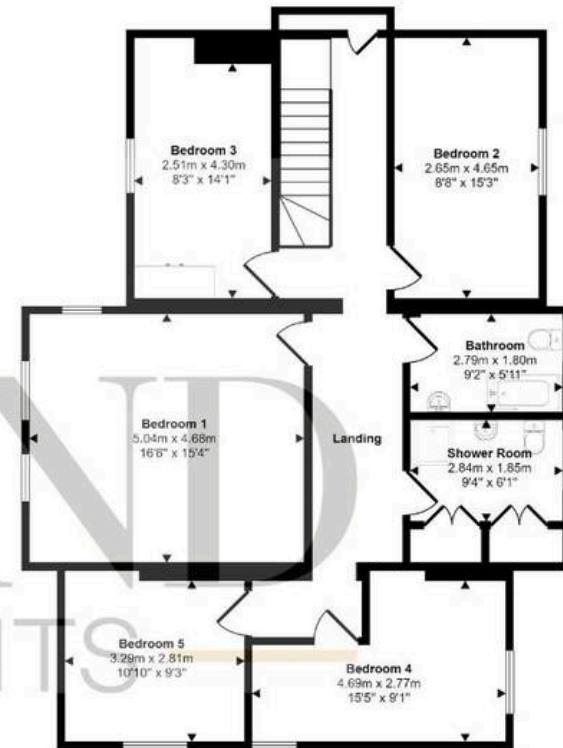
Approx Gross Internal Area
277 sq m / 2984 sq ft



Lower Ground Floor
Approx 35 sq m / 380 sq ft



Ground Floor
Approx 133 sq m / 1432 sq ft



First Floor
Approx 109 sq m / 1172 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.

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Mains electric, gas, water and drainage. The property can be offered with no onward chain if needed.

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Diamond Estate Agents

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.