



71 Belmont Road

Tiverton, EX16 6EQ

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Charming 3-bed end terrace house in Tiverton. Spacious living areas, modern kitchen, delightful garden. Close to schools and town centre. Ideal family home.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Spacious Family Home
- Three Double Bedrooms
- Lounge & Dining Room
- Modern Fitted Extended Kitchen
- Attractive Low Maintenance Garden
- White Suite Family Bathroom
- Gas Central Heating
- uPVC Double Glazed Windows & Doors
- Walk to Schools, Shops & Town Centre or Park Nearby
- Easy Access to North Devon Link Road for Mainline Station or M5



Situated on Belmont Road in the charming town of Tiverton, Devon, this delightful end terrace house presents an excellent opportunity for families seeking a spacious and adaptable home. Spanning an impressive 1,144 square feet, the property is conveniently located within walking distance of popular schools and the town centre.

Upon entering, you are greeted by a welcoming entrance hall that leads into a generous dining room, seamlessly flowing into a light and airy sitting room. This inviting space features an open archway, creating a sense of openness and warmth. A hidden surprise is the under stairs cloakroom. The modern, dual-aspect extended kitchen is well-fitted with integrated appliances, making it a perfect hub for family gatherings. From here, you can step out into the pleasant rear garden, which boasts a charming courtyard area opening up into the pleasant garden area laid with lawn, ideal for entertaining guests or enjoying quiet afternoons outdoors.

The accommodation is thoughtfully arranged over three floors. The first floor landing leads to two spacious double bedrooms, both equipped with built-in wardrobes, providing ample storage. The second floor features a further double bedroom, alongside a family bathroom and an airing cupboard housing a wall-mounted combi boiler.

The property further features uPVC double glazed windows and doors and gas central heating by radiators.

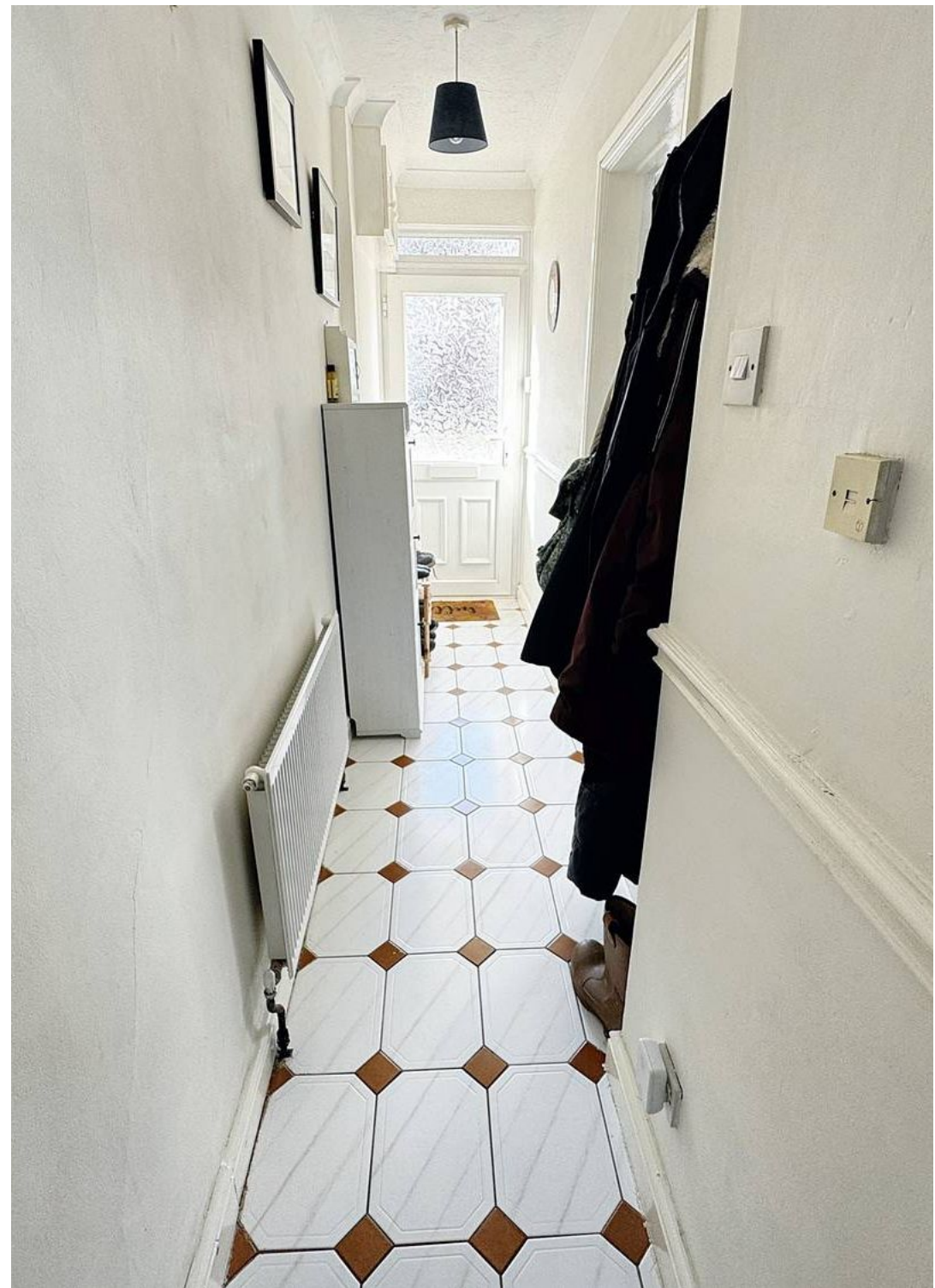
This lovely family home combines comfort, convenience, and a prime location, making it a must-see for prospective buyers with popular schools and shops on the door step.

Find the property location easily with the What3Words App using
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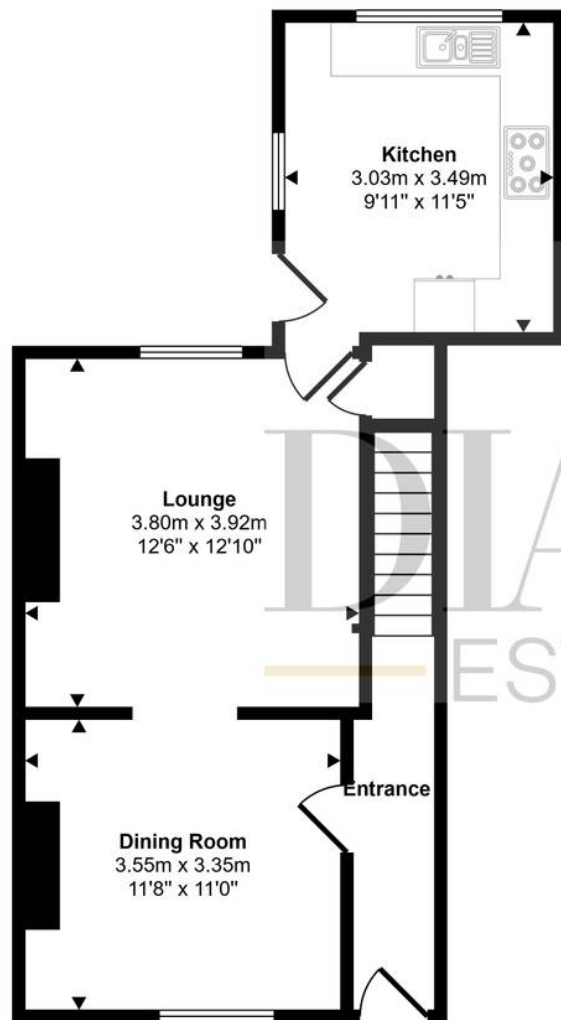
Mains Electric and Gas Mains water and Sewage.

Broadband (estimated speeds) Standard 16 mbps Superfast 80 mbps Ultrafast 900 mbps Mobile reception availability (based on calls indoors) O2, EE, Three, Vodafone Satellite & Cable TV Availability BT, Sky, Virgin

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



Approx Gross Internal Area
106 sq m / 1144 sq ft



Ground Floor
Approx 45 sq m / 487 sq ft



First Floor
Approx 35 sq m / 378 sq ft



Second Floor
Approx 26 sq m / 280 sq ft

 Denotes head height below 1.5m

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, Mains water and Sewage.
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Superfast 80 mbps, Ultrafast 900 mbps

Mobile reception availability (based on calls indoors)

O2, EE, Three, Vodafone





Diamond Estate Agents

13 Fore Street,
Tiverton,
EX16 6LN

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.