



22 Mayfair

Tiverton, Tiverton

OPEN HOUSE SATURDAY 14th JUNE 10am-11.30am -

Characterful 2-bed bungalow in prestigious Tiverton. Potential for modernisation & extension.

Large serene plot with double garage & parking for 4 cars.

Council Tax band: E

Tenure: Freehold

- Open House on Saturday 14th June
- No onward chain
- Great potential for modernisation and extending subject to planning
- Desirable location in a prestigious part of Tiverton
- Double Garage and parking for FOUR cars
- Large plot
- Gas central heating



AVAILABLE - OPEN HOUSE SATURDAY 14th JUNE 10am-11.30am. This charming 2-bedroom detached bungalow in the prestigious part of Tiverton presents an excellent opportunity for those looking to create their dream home. Offered with no onward chain, the property boasts great potential for modernisation and extension, subject to planning permissions. The spacious accommodation includes a double garage, parking for FOUR cars on the large plot, and the convenience of gas central heating. With its desirable location and scope for personalisation, this property is a rare find for those seeking a unique home with character in a sought-after community.

Stepping outside, the property offers a generous outdoor space perfect for enjoying the serene surroundings of Tiverton. The large plot provides ample room for landscaping and creating an outdoor oasis to relax or entertain. Parking is a breeze with a double garage and space for four cars, ensuring convenience for residents and guests alike. Whether it's gardening, hosting gatherings, or simply unwinding in the fresh air, this property's outdoor area presents endless possibilities to make the most of outdoor living in a picturesque setting. A true gem in a coveted location, this property promises both comfort and potential for those looking to make their mark on a property with character and charm.

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.

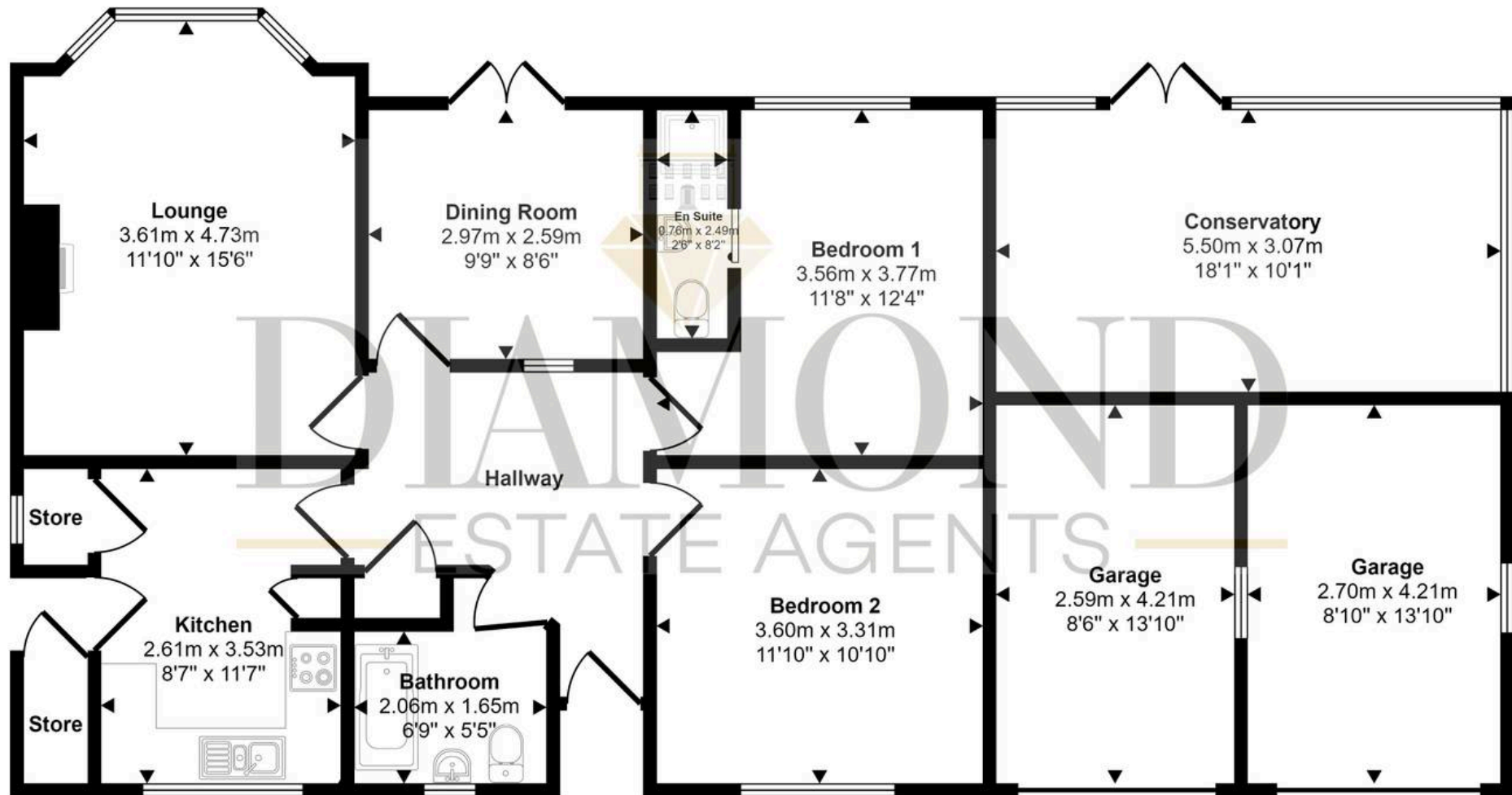
PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the 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





Approx Gross Internal Area
120 sq m / 1289 sq ft



Floorplan

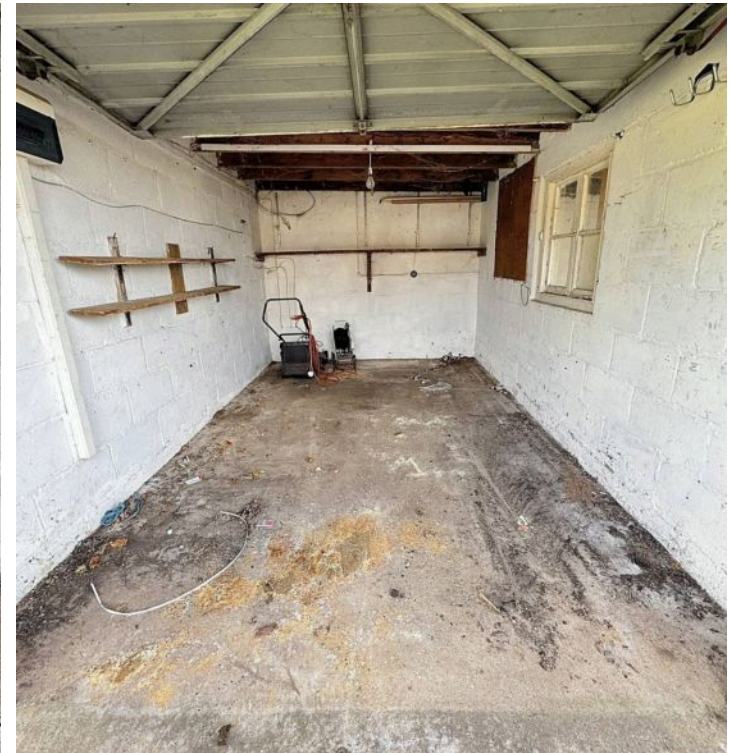
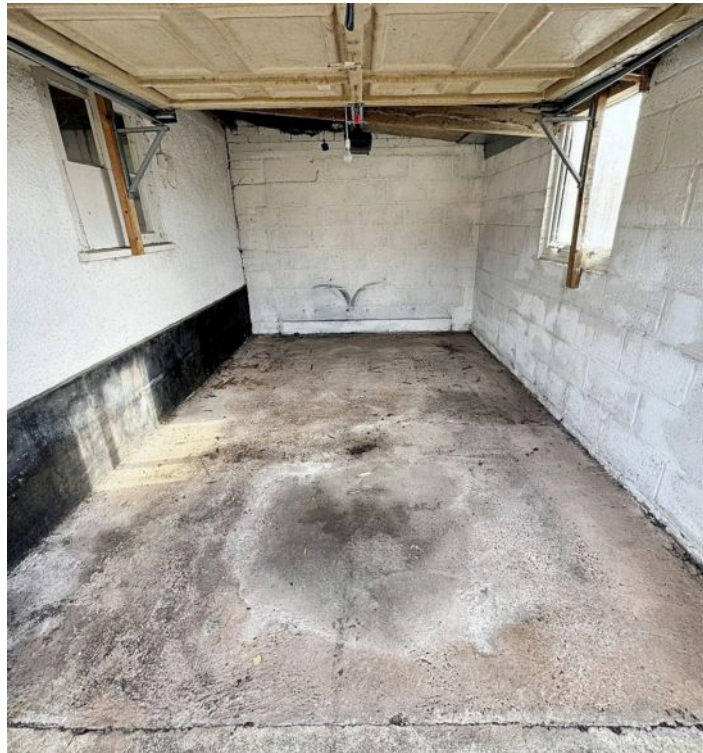
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Located within walking distance of Tiverton Golf Club and close to the prestigious Blundells School, this property is also conveniently situated for access to the North Devon Link Road, connecting to the M5 and the Parkway mainline station to London Paddington and Exeter City Airport.

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Guide Price **£525,000**