



45 Marguerite Road

Tiverton, Tiverton

Well presented and spacious four bedroom detached property with conservatory, open plan living/dining, kitchen with utility, landscaped rear enclosed garden and large driveway with garage. Council Tax band: D

Tenure: Freehold

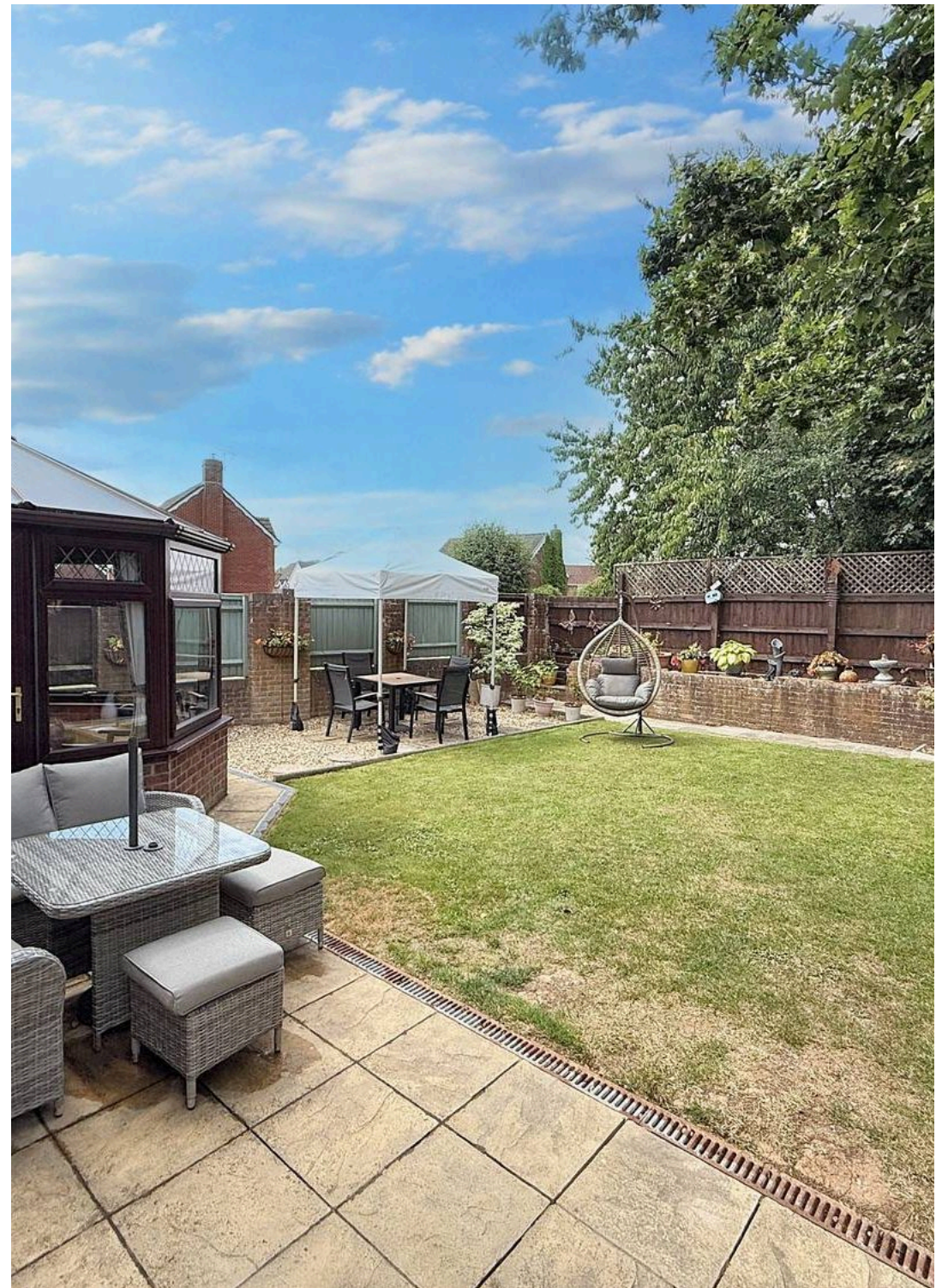
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



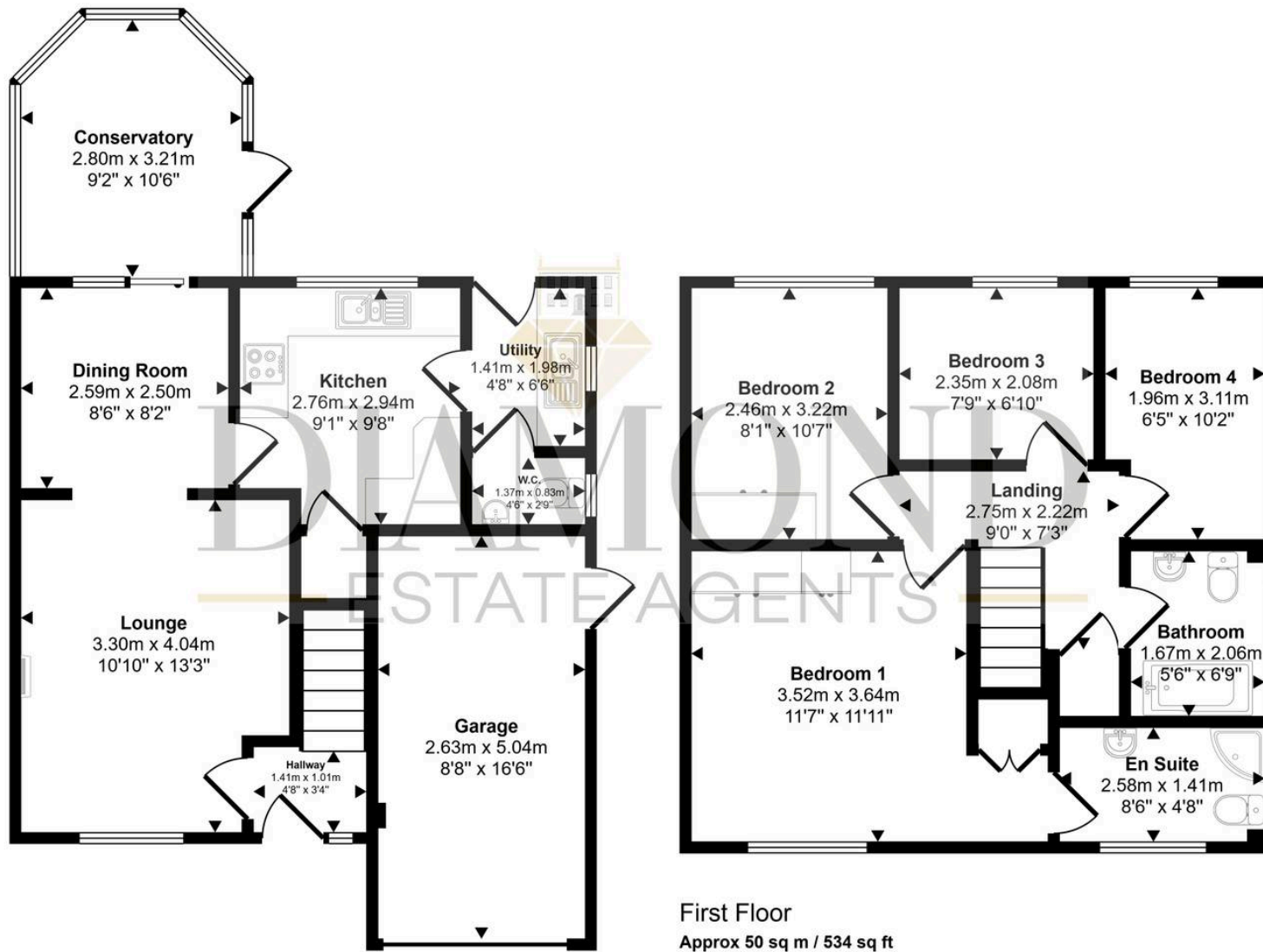
- Large four bed roomed detached house
- Parking for five cars with electric charging point
- Bright and airy conservatory
- Open plan living/dining room
- Large main bedroom with fitted wardrobes and en suite shower room
- Well equipped kitchen with double oven and four ring gas hob
- Generous garage with electric and up and over door
- Sizeable well maintained rear enclosed garden
- Located in the popular Moorhayes Area
- uPVC double glazed windows and gas boiler

This family home is ideally situated for easy access to Two Moors Primary School, Tiverton High School, Petroc College, the Leisure Centre, Hospital, Business Park, and the North Devon Link Road—offering fast connections to the M5, Tiverton Parkway (for direct trains to London Paddington), and Exeter Airport. The beautiful beaches of North Devon are also within easy reach.





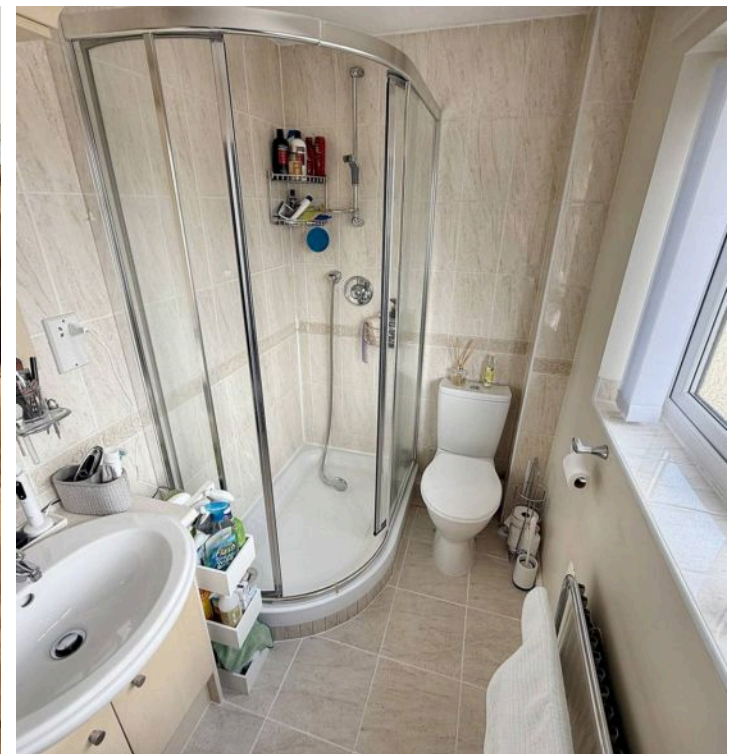
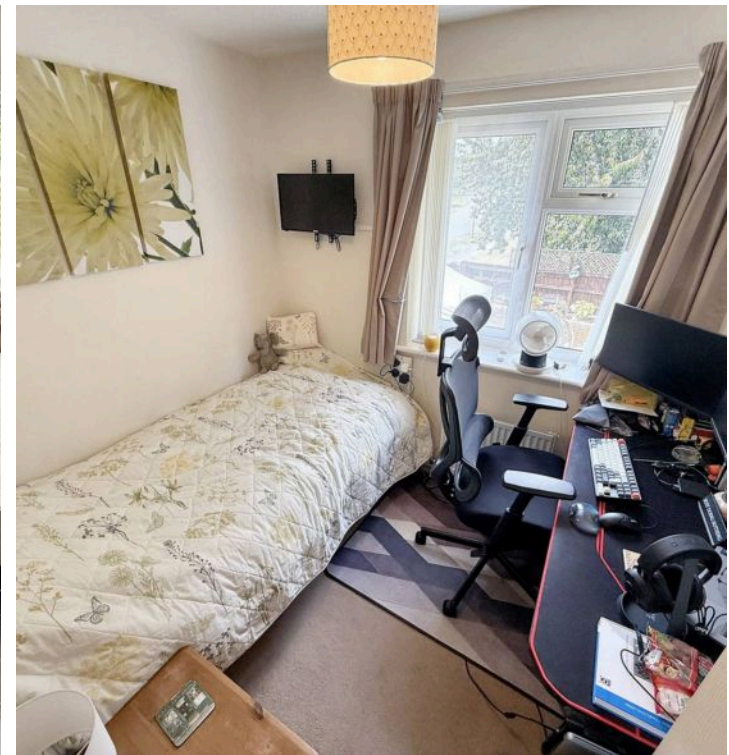
Approx Gross Internal Area
110 sq m / 1182 sq ft



Ground Floor
Approx 60 sq m / 648 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.

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.





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