



7 Shakespeare Close, Tiverton, EX16 6NN
Freehold
Asking Price £435,000
 Council Tax Band - E

MODERN FOUR BEDROOMED HOME IN CUL-DE-SAC POSITION

Situated in the head of a cul-de-sac, in the ever popular area of Pinnex Moor, this lovely family home offers everything needed for a growing family. The property boasts 4 good sized bedrooms with the main bedroom having an ensuite.

The well proportioned ground floor accommodation comprises, Entrance Hall, Cloakroom, Lounge, Second Reception Room (currently used as a Home Office), Dining Room, Kitchen with Breakfast Bar, Utility Room and Conservatory. Upstairs there are four bedrooms an ensuite and a family bathroom. The property has full double glazing and gas central heating.

Outside the property benefits from a large front lawn and a driveway with parking for 2 vehicles but there is ample room to create further parking (subject to the necessary consents). To the rear of the property is a level rear garden perfect for a trampoline or football net. The property also boasts a useful large brick built storage shed with power and light.

Tiverton is a rapidly growing Mid Devon Town approximately 6 miles from Junction 27 of the M5 from which Taunton and Exeter can be easily reached with Parkway mainline station serving London can also be reached within two hours and Exeter airport can be reached within half an hour.

Entrance Hallway

Upon entering the property, you are greeted into the entrance hallway with stairs leading to the first floor with a useful understairs storage area. Radiator and doors off to

Cloakroom

Window to the front elevation and fitted with a modern white suite comprising of low level WC, wash hand basin with tiled splashback and a radiator

Lounge



Large window to the front elevation overlooking the front garden with views over the town to countryside. The main focal point is the feature fireplace with coal effect gas fire, radiator and door into

Dining Room



This good sized dining room has radiator, door to kitchen and double doors leading into

Conservatory

This useful extra space brings the outdoors in with the large windows and double doors leading out to patio area making this the perfect place for entertaining whatever the weather, electric radiator and fan light

Kitchen



This kitchen breakfast room with radiator and breakfast bar area. The kitchen comprises a range of base cupboards and drawers with worktop over, integrated double oven and four ring gas hob, space for washing machine, 1 and a quarter bowl sink with mixer tap over, tiled splashbacks. There is a matching range of eye level wall mounted cupboards, extractor hood and door into

Utility

With a courtesy door leading to the rear garden. This practical room offers a range of base cupboards with worktop over, incorporating a single drainer sink with mixer tap, space for dishwasher as well as wall mounted display cabinet, integrated fridge/freezer, gas boiler which was installed 2023, extractor fan and door into

Reception Room

Currently used as an office but would make an ideal fifth bedroom or play room. Window to the front elevation overlooking the driveway and radiator.

First Floor Landing

The first floor landing has a radiator, airing cupboard housing the hot water tank with shelving, loft hatch with ladder and doors of to

Bedroom One



Window to the front elevation with rooftop views over the town to countryside beyond. There is a radiator, television point, built in wardrobes with hanging rails and shelving. Door into

Ensuite

With an obscure glazed window to the front elevation. A modern white suite comprising large shower cubicle with mains thermostatic shower, low level WC, pedestal wash hand basin, radiator, extractor fan, inset spotlights, tiled splashbacks and shaver socket

Bedroom Two



Window to the front elevation overlooking the front garden with rooftop views to countryside and radiator

Bedroom Three



With a window to the rear elevation overlooking the rear garden and radiator

Bedroom Four

With a radiator and window to the rear elevation overlooking the rear garden.

Bathroom

Obscure glazed window to the rear elevation. A modern white suite comprising of panelled bath with mains thermostatic shower over and mixer tap with shower attachment, low level WC, pedestal wash hand basin, radiator, tiled splashbacks, extractor fan, shaver socket and inset spotlights

Outside



To the front of the property there is parking for two cars with potential to create more subject to the necessary consents. A path leads from the driveway to the front door and continues round to the side of the property. The remainder of the front garden is laid to lawn. To the side of the property there is a brick built storage shed with power and lighting.

The fairly level rear garden is a blank canvass and perfect for the family to enjoy or a keen gardener to

create their dream garden. The garden is mainly laid to lawn with a patio area and flowerbed housing a profusion of plants and shrubs. There is plenty of space for a trampoline or football net to keep the children amused.

What3Words

tilt.softly.name

Services

Mains electricity, gas, water and sewerage.

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>

Agents Notes

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.

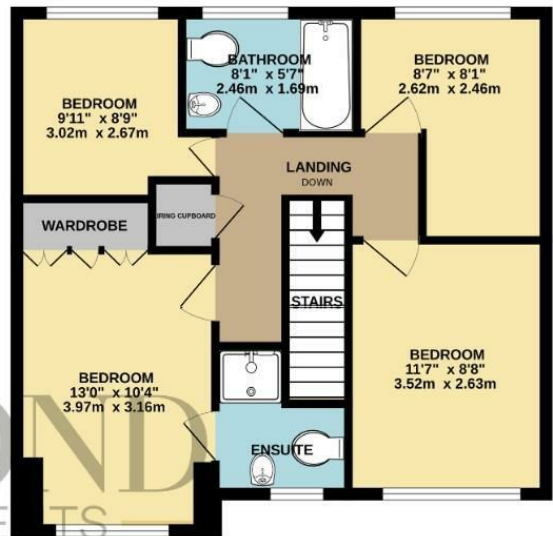
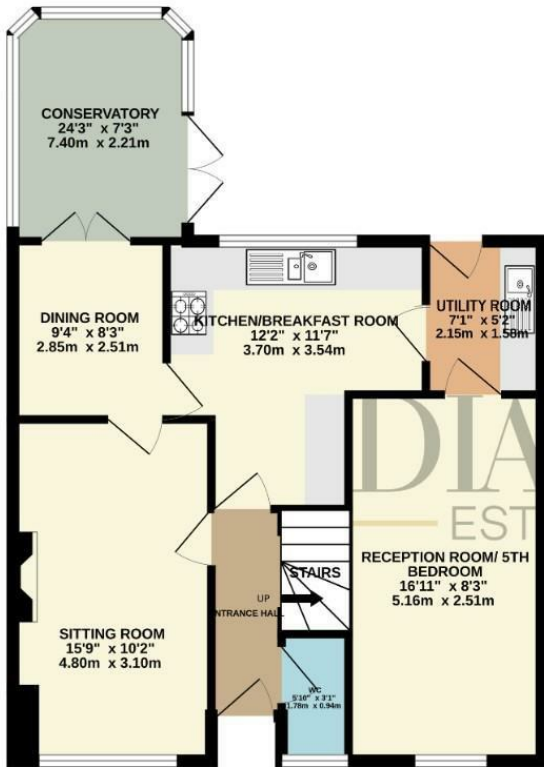
We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

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.

Floor Plan

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.

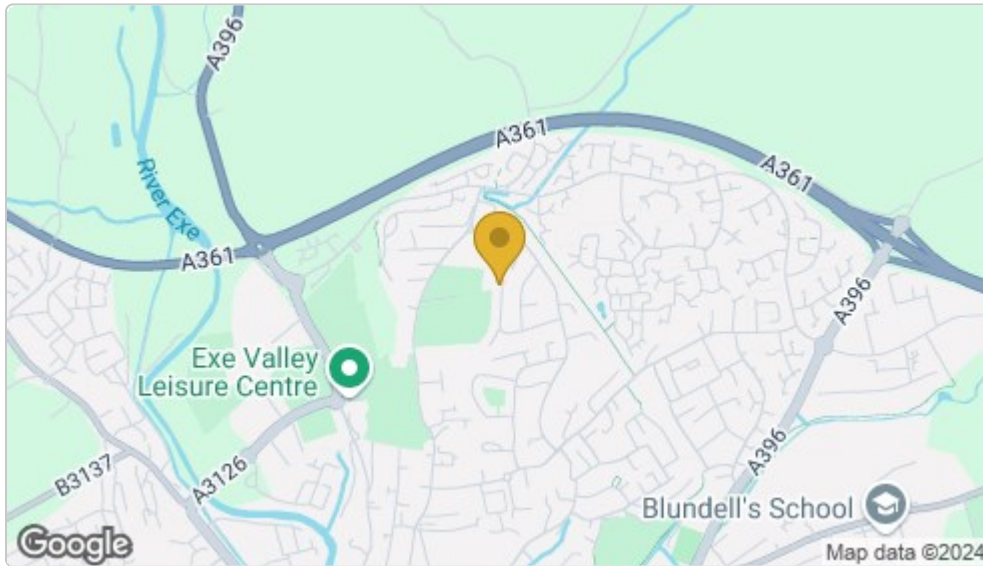
1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



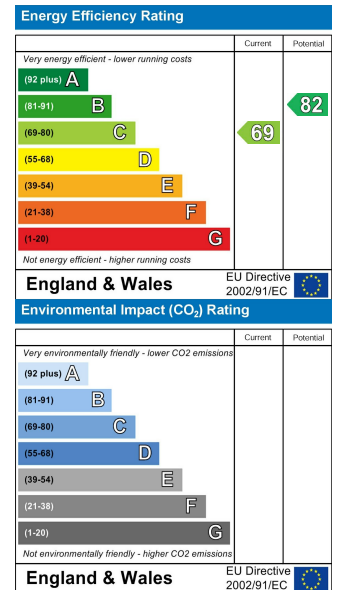
TOTAL FLOOR AREA : 1205 sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.