



53 Chapel Street

Tiverton

Charming riverside semi-detached home with balcony, garage and no onward chain! Versatile accommodation blending character features with modern touches. Attractive garden, excellent storage options.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- NO ONWARD CHAIN
- Charming riverside home with private balcony overlooking the river
- Spacious lounge/diner with exposed wooden lintels and direct balcony access
- Stylish kitchen/breakfast room with dual aspect, wooden and sparkled worktops
- Three bedrooms including a generous main bedroom with built-in storage
- Modern shower room with walk-in thermostatic shower and contemporary fittings
- Attractive low-maintenance front garden with artificial lawn and raised beds
- Single garage with power and lighting, plus large basement storage area
- Private parking for one vehicle in front of the garage
- Character features throughout including wood windowsills, lintels, and skirting boards



A Charming Riverside Semi-Detached Home with Balcony & Garage

On entering the home, you are welcomed into a light-filled entrance porch with a window to the front aspect and a contemporary oak door leading through to the main living space. The spacious lounge/diner is the heart of the home, where exposed wooden lintels, deep windowsills, and wood skirting boards highlight the property's character. A large front-facing window floods the room with natural light, while double doors open directly onto the private balcony – the perfect spot to relax and enjoy the tranquil river views.

Steps lead up to the stylish kitchen/breakfast room, a bright and practical space with dual aspect windows to the front and rear river outlook. The kitchen is fitted with a range of base and wall units, complemented by a mix of wooden and sparkled worktops, tiled splashbacks, and a one-and-a-quarter ceramic sink with mixer tap. There is space for modern appliances including a washing machine and fridge/freezer, while a cupboard neatly houses the gas combi boiler.

To the first floor, the landing features a wooden banister with metal spindles and provides access to the loft. The property offers three bedrooms: a generous main bedroom with built-in wardrobes, shelving, and overhead storage; a second well-proportioned double bedroom with attractive exposed windowsills; and a third bedroom to the rear, ideally suited as a nursery or home office. The modern shower room completes the accommodation, fitted with a contemporary white suite including a walk-in thermostatic shower, wall-mounted wash basin with waterfall mixer tap, low-level WC, radiator, and extractor fan.

Externally, the home boasts an attractive and low-maintenance front garden, landscaped with artificial lawn and raised beds. The property further benefits from a single garage with power and lighting, along with a substantial basement storage area beside – providing excellent additional space for hobbies, workshop use, or practical storage. There is also private off-road parking in front of the garage.

With its charming riverside setting, well-planned accommodation, and a balance of character features and modern style, this property presents a wonderful opportunity for those seeking a unique and welcoming home.

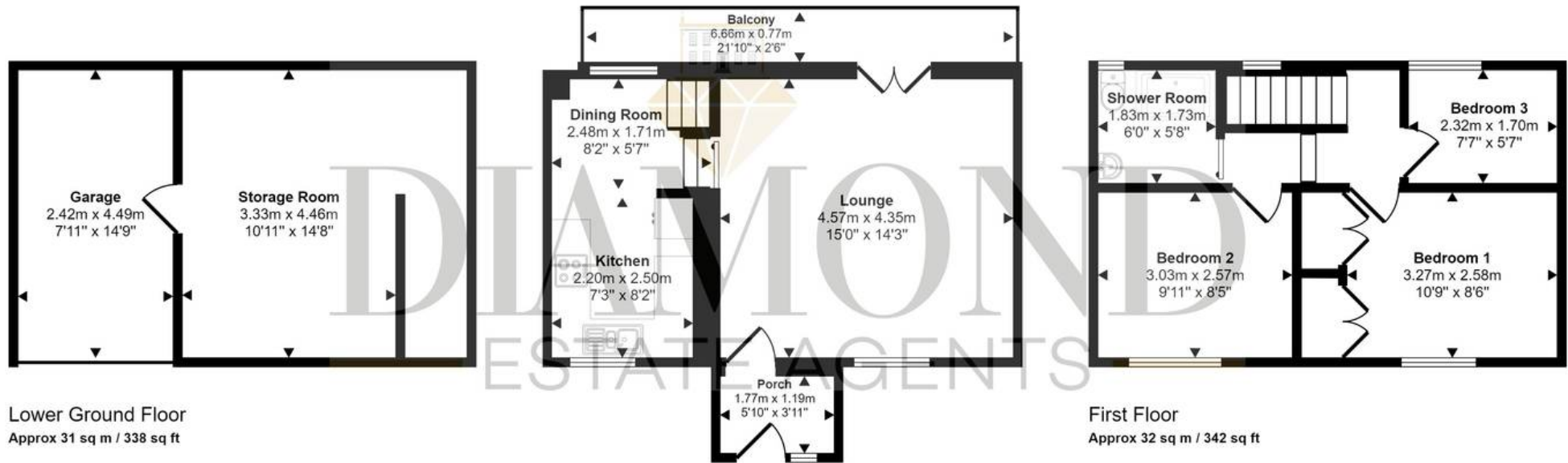
Services – Mains electric, gas, water and drainage.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage.





Approx Gross Internal Area
98 sq m / 1053 sq ft



Lower Ground Floor
Approx 31 sq m / 338 sq ft

First Floor
Approx 32 sq m / 342 sq ft

Ground Floor
Approx 35 sq m / 372 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.

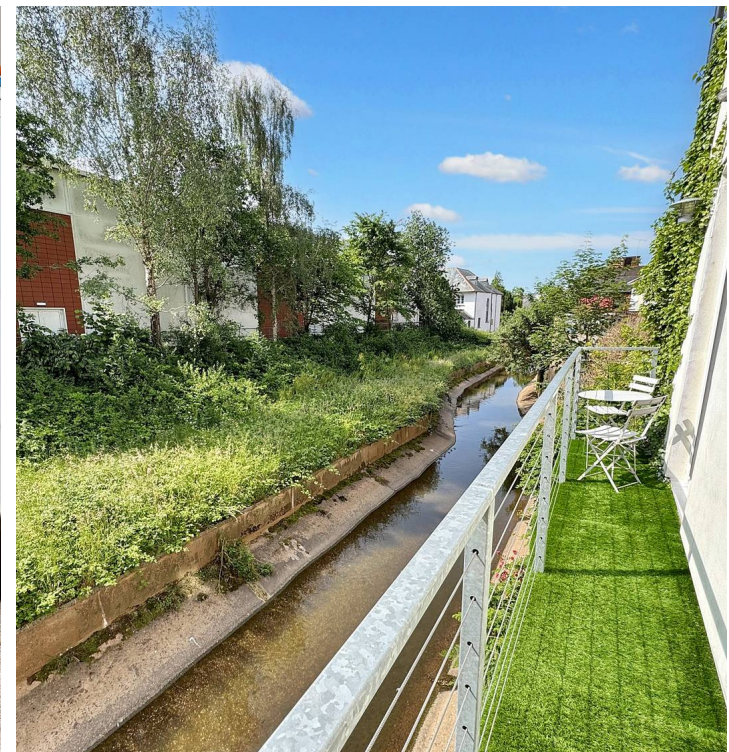
Agents Notes -PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information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





Diamond Estate Agents

13 Fore Street, Tiverton - EX16 6LN

01884 253484 • hello@diamondagent.co.uk • www.diamondagent.co.uk/