



## 4 Pine Close

Tiverton, Tiverton

Spacious four bed detached home in Tiverton with wraparound gardens, flexible living, garage, off-road parking, and walking distance to schools and shops.

Ideal for family life.

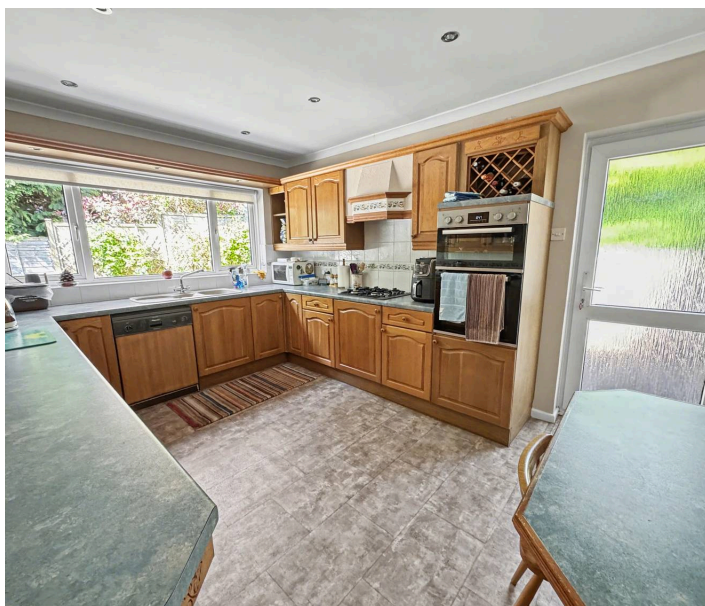
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Generous four double bedroom detached family home
- Situated on a large corner plot offering excellent privacy and space
- Beautiful wraparound gardens with a sunny south-west facing aspect
- Flexible living accommodation including study/playroom ideal for families or home working
- Spacious dual-aspect sitting room with garden access
- Kitchen/breakfast room forming the heart of the home with space for family dining
- Separate dining room perfect for entertaining and special occasions
- Extended garage/workshop providing superb storage or hobby space
- Off-road parking for multiple vehicles
- Highly desirable location on the outskirts of Tiverton within walking distance of schools, shops and amenities



## **FOUR BEDROOM DETACHED FAMILY HOME WITH BEAUTIFUL GARDENS – A SPACE TO GROW, PLAY AND UNWIND**

Tucked away in the ever-popular Pine Close on the edge of Tiverton, this spacious four-bedroom detached home offers something increasingly rare... room for real family life to unfold. Set on a generous corner plot, with wraparound gardens and flexible living space, this is a home designed as much for busy mornings as it is for long, sun-soaked afternoons.

From the moment you step inside, the welcoming entrance hall sets the tone, leading through to a bright dual-aspect sitting room where natural light pours in from two sides. This is a space that easily shifts with the rhythm of the day, from cosy evenings by the fire to weekend gatherings with doors thrown open into the adjoining study or playroom.

That additional reception room is a quiet hero of the house. Whether it becomes a playroom within earshot, a work-from-home haven, or a snug retreat, it connects beautifully to the garden, making it ideal for keeping an eye on children as they drift between indoors and out.

At the heart of the home, the kitchen/breakfast room offers a sociable and practical hub. With space for a family table, it's where packed lunches are assembled, homework is tackled, and conversations stretch long after dinner. A separate dining room provides the perfect setting for more formal occasions or festive gatherings.

Upstairs, four genuine double bedrooms ensure no one is left compromising on space. The layout works effortlessly for growing families, visiting guests, or even the addition of a dedicated home office. A modern family bathroom with both bath and separate shower keeps the morning routine running smoothly.

Step outside and the lifestyle offering truly comes into its own. The gardens wrap around the home, creating a series of spaces to enjoy throughout the day. There's a sheltered courtyard for practical use, a raised patio for summer dining, and a generous lawn where children can run free, climb, kick a ball, or simply explore. Mature planting adds privacy and a sense of calm, while the south-west facing aspect ensures the best of the afternoon and evening sun.



The extended garage provides excellent flexibility too, whether for storage, hobbies, or a workshop space, while off-road parking keeps things easy day-to-day. Location-wise, you're perfectly placed. Schools, local shops and pubs are all within walking distance, while excellent transport links make commuting towards Exeter, Taunton or beyond straightforward.

This isn't just a house with four bedrooms. It's a home that adapts, welcomes, and grows with you... a place where muddy boots by the door and laughter in the garden feel entirely at home.

VIEWINGS Strictly by appointment with the South West 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 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, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

