



3 Blundells Square Horsdon Road

Tiverton, Tiverton

Modern, low-maintenance 2-bed home beside Blundell's School. Open-plan living, stylish kitchen, driveway, garden. Close to Tiverton centre, transport links, and countryside. Ideal location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Contemporary home positioned immediately adjacent to Blundell's School
- Stylish open-plan living accommodation flooded with natural light
- Modern fitted kitchen with integrated appliances and generous worktop space
- Underfloor heating throughout the ground floor accommodation
- Two well-proportioned bedrooms with vaulted ceilings to the first floor
- Luxurious contemporary shower room with large double shower cubicle
- Driveway parking and low-maintenance lawned front garden
- Excellent access to Tiverton town centre, independent shops, cafés and amenities
- Superb commuter links via Tiverton Parkway railway station, the M5 and Exeter Airport



Located immediately adjacent to the prestigious Blundell's School, this beautifully presented contemporary home offers stylish and low-maintenance living in one of Tiverton's most desirable and convenient positions. Combining modern open-plan accommodation with excellent transport links and easy access to the town centre, the property is perfectly suited for professionals, families connected to the school or those seeking a well-connected Devon lifestyle.

Upon entering the property, you are welcomed into a bright entrance hallway with attractive wood-effect flooring flowing throughout the downstairs accommodation, creating a seamless and modern finish.

The cloakroom is fitted with a contemporary white suite comprising a low-level WC and wall-mounted wash basin with mixer tap, complemented by tiled splashbacks and an extractor fan.

The standout feature of the home is the impressive open-plan living space, thoughtfully designed for modern living and entertaining. Enjoying triple aspect windows to the front, side and rear, the room is flooded with natural light throughout the day, creating a bright and inviting atmosphere. Double doors open onto a paved seating area overlooking the front garden and driveway, ideal for outdoor dining or relaxing during the warmer months.

The living area benefits from underfloor heating, inset spotlights, media points and ample room for both lounge and dining furniture. The kitchen is fitted with a stylish range of base and wall-mounted units with generous worktop space, perfect for keen cooks and entertaining guests. Integrated appliances include a four-ring gas hob with extractor hood, electric oven and grill, dishwasher, washing machine, fridge and freezer, while under-cupboard lighting adds a contemporary touch.

Stairs rise to the first floor landing where vaulted ceilings create a wonderful sense of space and character, enhancing the light and airy feel of the upstairs accommodation. A useful cupboard houses the gas combination boiler along with slatted shelving for storage.



Bedroom two enjoys low-level windows to the front aspect and provides an ideal guest bedroom, child's room or additional workspace.

The beautifully appointed shower room is flooded with natural light from a large Velux-style window, offering attractive leafy views. The modern white suite comprises a spacious double shower cubicle with mains thermostatic shower, vanity wash basin with storage beneath, low-level WC and heated towel rail, all finished with tasteful tiled splashbacks and wood-effect flooring.

Bedroom one is a particularly attractive principal bedroom, enhanced by triple low-level windows which fill the room with natural light. The room also benefits from a built-in wardrobe with hanging rail and shelving.

Outside, the property is approached via a brick-paved driveway with pathway leading to the front entrance. The front garden is mainly laid to lawn with a side pathway providing practical bin storage and outside tap access.

Positioned next to Blundell's School, one of the South West's most highly regarded independent schools, the property enjoys a truly exceptional location. Tiverton town centre is within easy reach and offers an excellent range of independent shops, cafés, restaurants, supermarkets and leisure facilities, creating a thriving and welcoming community. For commuters, Tiverton Parkway mainline railway station provides direct services to London Paddington, while the nearby M5 offers excellent access to Exeter, Taunton and beyond. Exeter Airport, the beautiful Devon countryside and stunning coastlines are all easily accessible, making this an ideal home for both convenience and lifestyle.

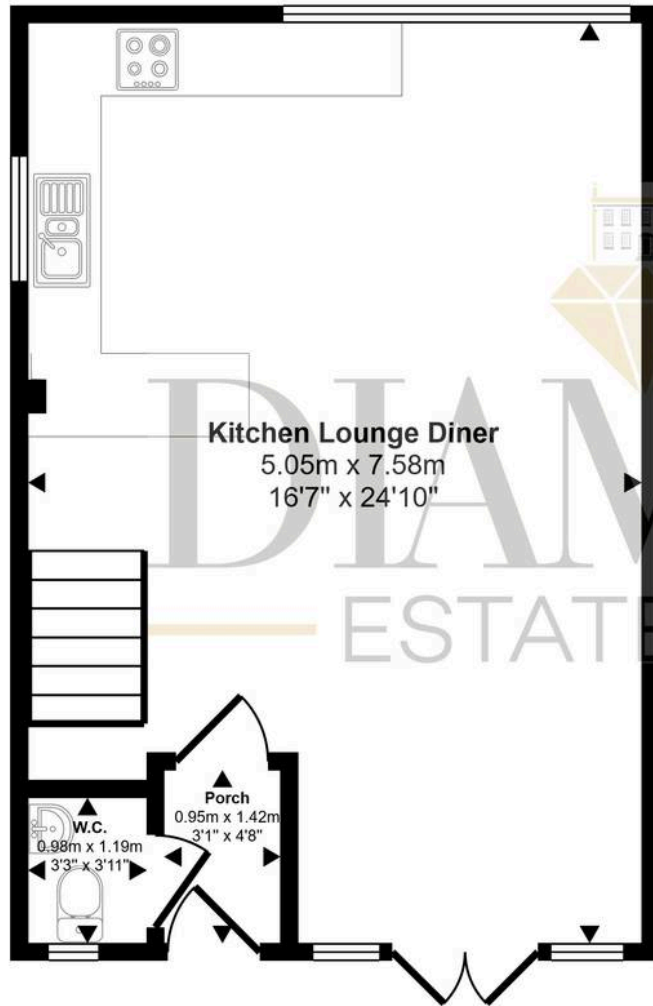
Services - Mains electric, gas, water and sewerage.

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

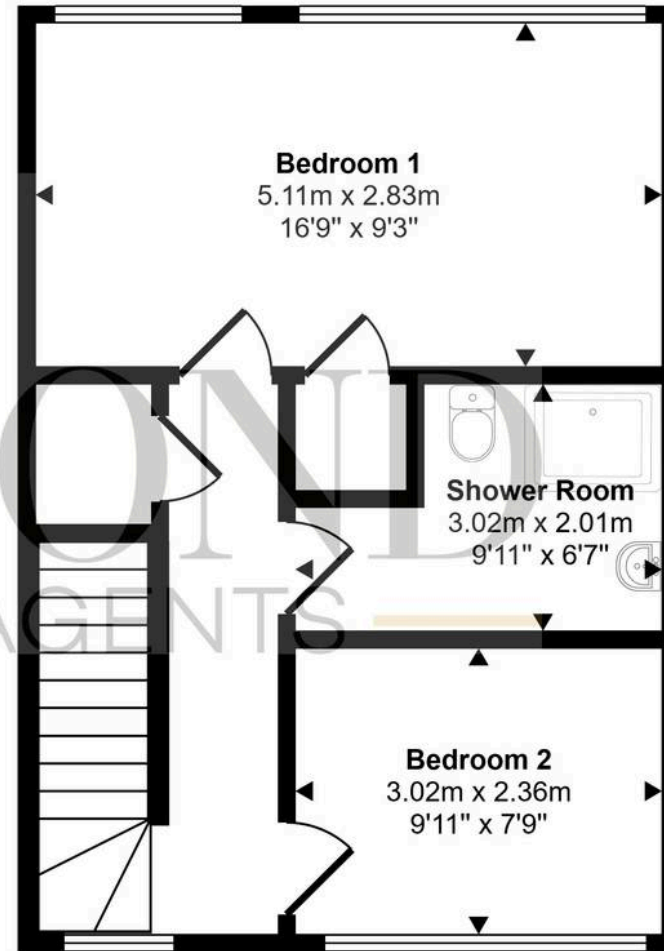




Approx Gross Internal Area
77 sq m / 828 sq ft



Ground Floor
Approx 38 sq m / 413 sq ft



First Floor
Approx 39 sq m / 416 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 – 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.

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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.

