

DIAMOND
ESTATE AGENTS

Orkney Mews, Tiverton

Guide Price **£400,000**

46 Orkney Mews

Tiverton

Spacious four bed detached family home over three floors, with ensuite, potential second ensuite, underfloor heating, double garage, large driveway and private garden in Tiverton.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Large Detached Four Bedroom Property
- Four Generous Double Bedrooms With One Ensuite
- Spacious Kitchen And Living Room
- Dining Room With Feature Wood Burning Stove
- Potential To Add Ensuite In Top Bedroom
- Underfloor Heating Throughout
- Double Garage/Workshop With Ample Parking
- Private And Secluded Rear Enclosed Garden
- Easy Access To Local Amenities And Town Centre
- Excellent Access To The M5 Motorway







Four-Bedroom Detached Family Home with Double Garage, Private Garden & Versatile Accommodation

A spacious and versatile four-bedroom family home arranged over three floors, offering generous accommodation, excellent storage and a wealth of desirable features. The property benefits from four good-sized double bedrooms, two bathrooms including an ensuite, a spacious kitchen and two reception areas, as well as a downstairs cloakroom. Further highlights include underfloor heating throughout, a double garage/workshop, driveway parking for at least three vehicles, a private and secluded rear garden and a striking wood-burning stove. The top-floor bedroom also offers excellent potential to create a dressing room or additional ensuite, with plumbing already in place.

The property is approached via a useful entrance porch, which leads into the impressive dining room forming the heart of the home. This generous space provides access to the living room, kitchen, downstairs cloakroom and stairs rising to the first floor. Dual-aspect windows allow plenty of natural light to flow through the room, while a striking silver wood-burning stove provides an attractive focal point. Wood-effect laminate flooring runs seamlessly from the dining room through to the living room, complemented by wooden doors throughout the downstairs accommodation. Two useful storage cupboards provide additional practical storage.

The living room is a generous and welcoming space with dual-aspect windows overlooking both the front and rear of the property. Accessed through an attractive archway from the dining room, it enjoys plenty of natural light and benefits from the continuation of the wood-effect laminate flooring.

The kitchen provides a practical and well-equipped space, featuring marble-effect tiled flooring and a large granite-effect worktop running around the room. A five-ring Beko electric range cooker sits centrally with an extractor hood above, while there is ample cupboard storage together with space for a fridge freezer and dishwasher. Windows overlook the rear and side aspects, and a side door provides convenient access to the garden. A large stainless-steel sink and drainer complete the kitchen.

A useful downstairs cloakroom is fully tiled throughout and comprises a low-level WC and hand basin, with an extractor fan providing ventilation.

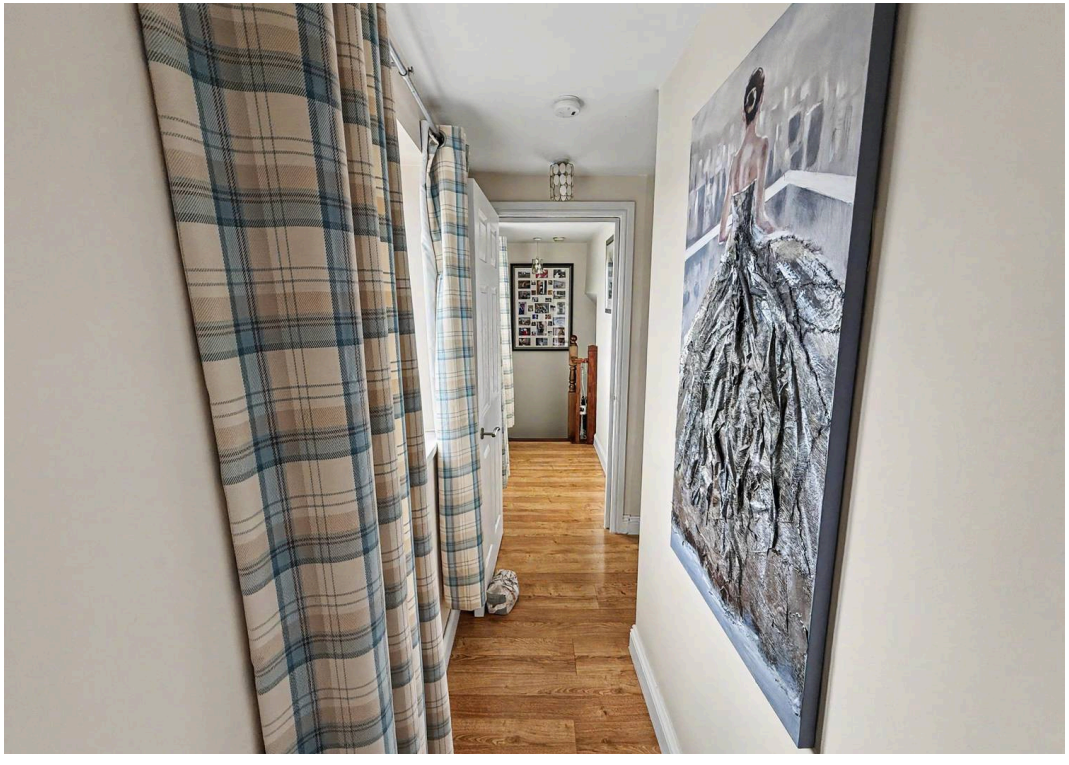
The first-floor landing is particularly spacious, with a large initial landing leading into a generous corridor serving the bedrooms and bathroom. Two large front-facing windows fill the area with natural light, while a substantial storage



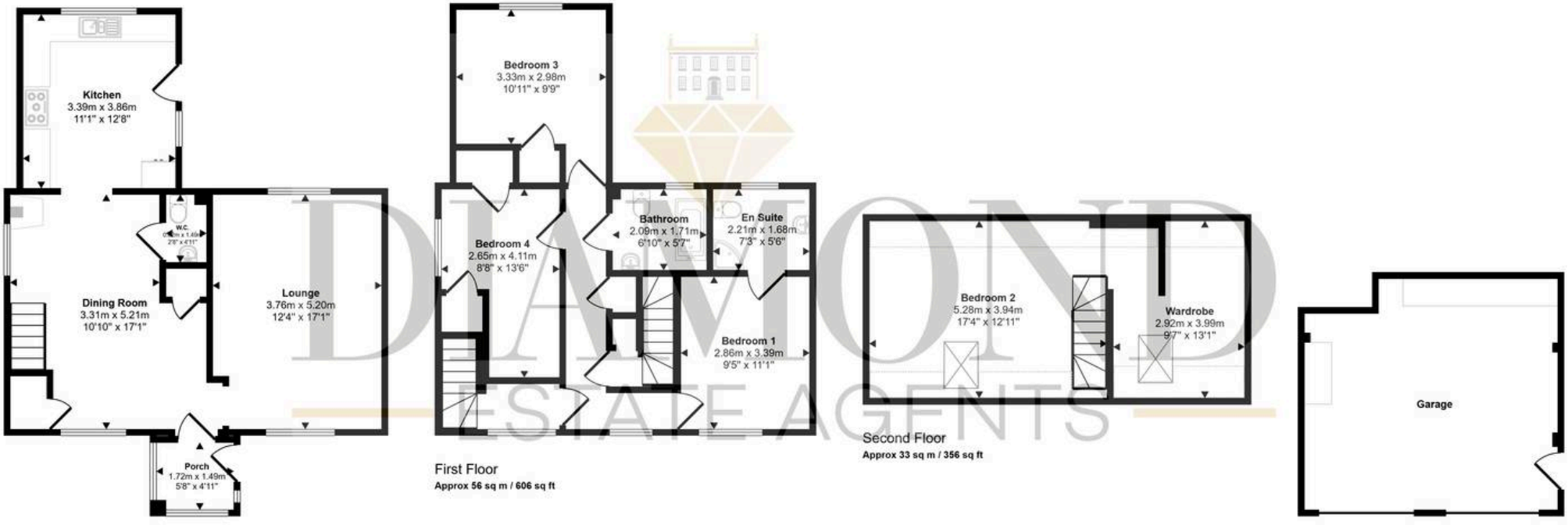








Approx Gross Internal Area
176 sq m / 1899 sq ft



Ground Floor
Approx 60 sq m / 641 sq ft

First Floor
Approx 56 sq m / 606 sq ft

Second Floor
Approx 33 sq m / 356 sq ft

Garage
Approx 28 sq m / 297 sq ft

Denotes head height below 1.5m

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.

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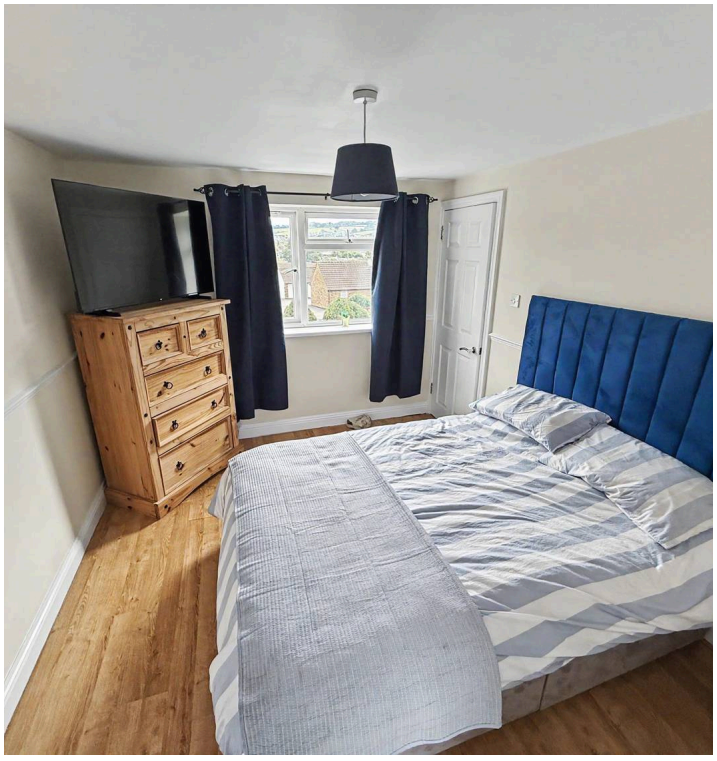
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Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

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You are not under any obligation to use the services











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