



40 Oak Close

Tiverton, Tiverton

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No onward chain!
- Spacious and well-presented home with versatile living accommodation throughout
- Generous front garden with driveway providing off-road parking for two vehicles
- Large and bright front living room with space for both lounge and dining areas
- Mature rear garden featuring lawn, paved patio, shrubs, trees, and a small pond
- Situated within the favoured Pinnex Moor area
- Two good sized bedrooms with built in storage
- Attached garage with power and access to garden



This well-presented bungalow offers spacious and versatile accommodation, complemented by a generous rear garden and ample off-road parking. Upon arrival, you are welcomed by a mature front garden, mainly laid to lawn, with a concrete pathway leading to the property. A driveway provides parking for two vehicles and gives access to the garage.

The entrance porch is bright and spacious, featuring a radiator, frosted windows, and multiple power points, with access through to both the kitchen and the main living area. The front room is a particularly generous space, ideal for both relaxing and dining, with ample room for sofas and a dining table. A large front-facing window allows plenty of natural light, while a convenient hatch connects through to the kitchen. The room is well-equipped with multiple electrical points, as well as TV aerial and internet connections.

The kitchen is well-proportioned and practical, offering a range of wall and base units, ample worktop space, and a stainless steel sink with drainer. There is space for an oven, washing machine, and fridge freezer, along with additional storage provided by a cupboard housing the Glow-worm boiler. A large window overlooks the front of the property.

To the rear, the property offers two well-sized bedrooms. Bedroom one is a spacious double, complete with built-in storage, a rear-facing window, and a radiator. Bedroom two is also generously sized and benefits from a large storage cupboard, multiple power points, and direct access to the garden via double patio doors.

The bathroom is modern and fully tiled, featuring a contemporary bath with shower over, low-level WC, and vanity hand basin. Additional features include a heated towel rail, extractor fan, and a large frosted window providing natural light and privacy.

Externally, the rear garden is a standout feature. This mature and well-established space includes a paved patio area leading from the property, a lawned section, and a variety of shrubs and trees. A small pond adds character, while a storage shed and access to both the garage and bedroom enhance practicality.

The garage is fitted with a manual up-and-over door, lighting, power points, an outside tap, and a rear-facing window.



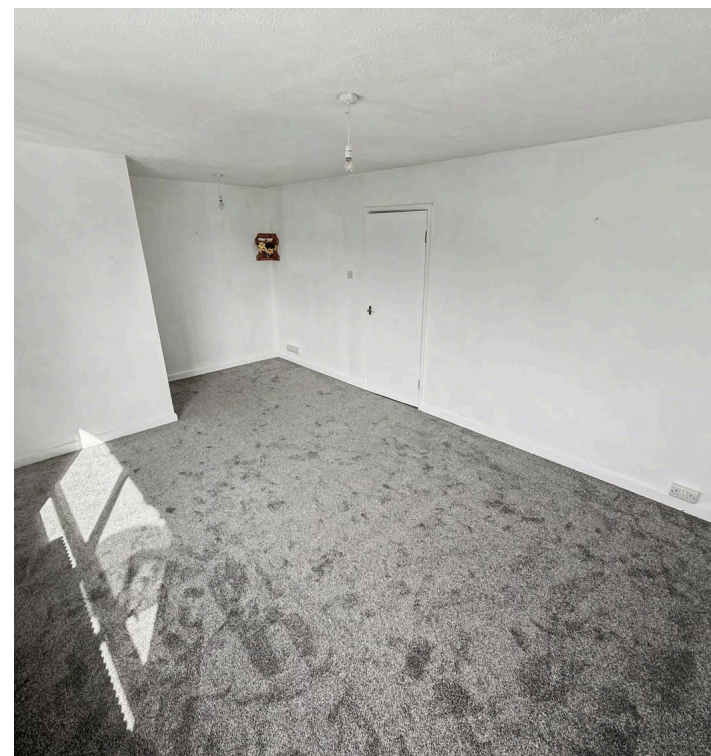
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Further information on property:

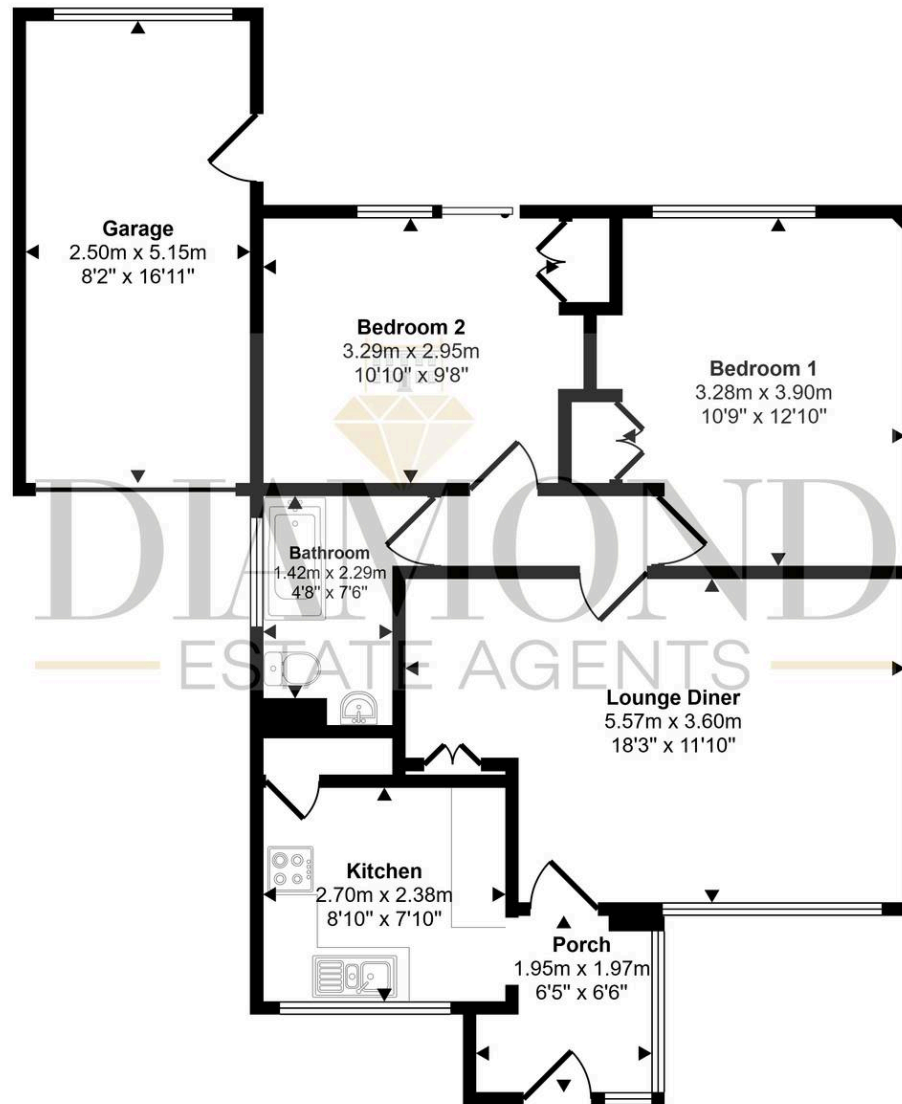
- 5 Double glazed windows and 2 Double glazed doors added between 2009 & 2016 📅
- New roof insulation in 2012
- New garage rear door in 2013
- Reroofed main house in 2013
- Electricity circuit and sockets renewed in 2022
- New gas boiler in 2023

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.



Approx Gross Internal Area
75 sq m / 807 sq ft



Floorplan

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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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.

