



2 Oaklea

Tiverton, Tiverton

Spacious 4-bed home with modern kitchen diner, ensuite, utility, garage, gardens, parking and countryside views. Walk to Tiverton centre, schools and transport links. Ideal for families or professionals.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Immaculately presented family home with recent high-quality improvements throughout
- Striking open-plan kitchen diner, newly created and ideal for modern living and entertaining
- Contemporary fitted kitchen with integrated appliances and excellent storage solutions
- Spacious lounge featuring a focal point fireplace and far-reaching countryside views
- Four well-proportioned bedrooms, including a principal suite with built-in wardrobes and ensuite
- South-facing, fully enclosed rear garden with generous patio, ideal for entertaining
- Private driveway parking for two vehicles with garage and internal access
- New boiler, new carpets, and new front and rear doors enhancing comfort and efficiency
- Highly convenient location within walking distance of Tiverton town centre, schools, People's Park and public transport links, with excellent road and rail connections nearby



Upon entering the property, you are welcomed into an elegant and light-filled entrance hallway, setting the tone for the quality and space found throughout. The hallway features a radiator, telephone point and stairs rising to the first-floor accommodation, with doors leading to the principal ground floor rooms.

The cloakroom is finished to a modern standard and features an obscure side-aspect window, a contemporary white suite comprising a low-level WC and wall-mounted wash basin with tiled splashback, complemented by tile-effect flooring and a radiator.

The lounge is a beautifully proportioned reception room, enjoying a front-aspect window overlooking the garden with elevated rooftop views extending towards the surrounding countryside. The space is enhanced by a radiator and media points, while the standout feature is the striking fireplace with tiled inset, providing a refined focal point and an inviting atmosphere.

An elegant archway leads through to the impressive kitchen diner, a superb open-plan space designed for both everyday living and entertaining. The dining area features sliding doors opening onto the rear patio, allowing natural light to pour in and offering delightful garden views with countryside glimpses beyond. A radiator and wood-effect laminate flooring complete the space, with the flooring continuing seamlessly through the kitchen and into the utility room. Inset spotlights enhance the contemporary aesthetic.

The kitchen area enjoys a rear-aspect window and is fitted with a comprehensive range of base and wall-mounted units, incorporating cupboards and drawers with wood-effect worktops. A one-and-a-quarter ceramic sink with mixer tap is complemented by a full suite of integrated appliances including an induction hob, dishwasher, double oven and grill, fridge freezer and recirculating hood. Tiled splashbacks, a generous larder-style cupboard and an under-stairs storage cupboard with shelving provide excellent practicality and storage.

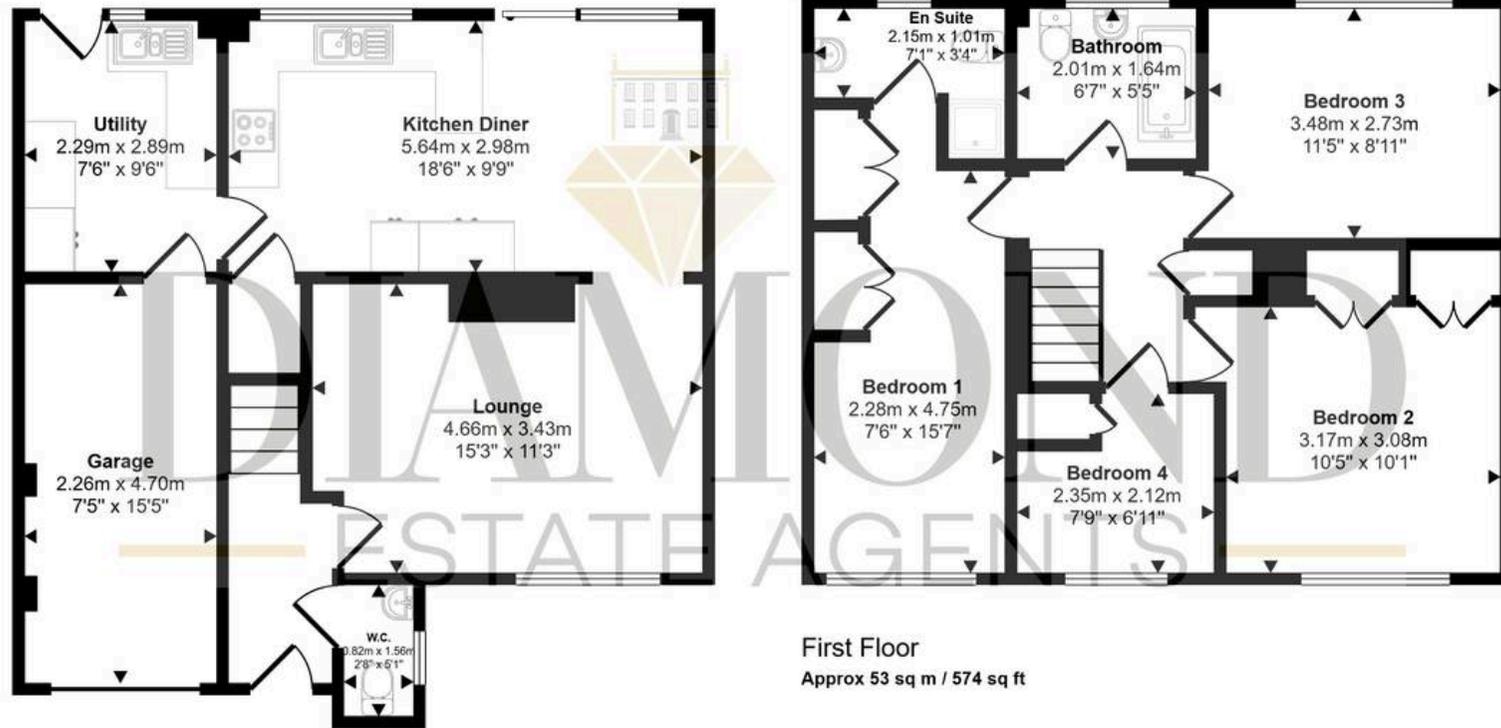
The utility room continues the high-quality finish, offering matching units and worktops, a single drainer sink with mixer tap, space for a washing machine and tumble dryer, tiled splashbacks, radiator, inset spotlights and extractor fan. A door provides direct access to the rear garden, with an additional door leading into the garage.

The garage benefits from power and lighting and is fitted with an up-and-over door, providing secure parking or further storage.





Approx Gross Internal Area
112 sq m / 1208 sq ft



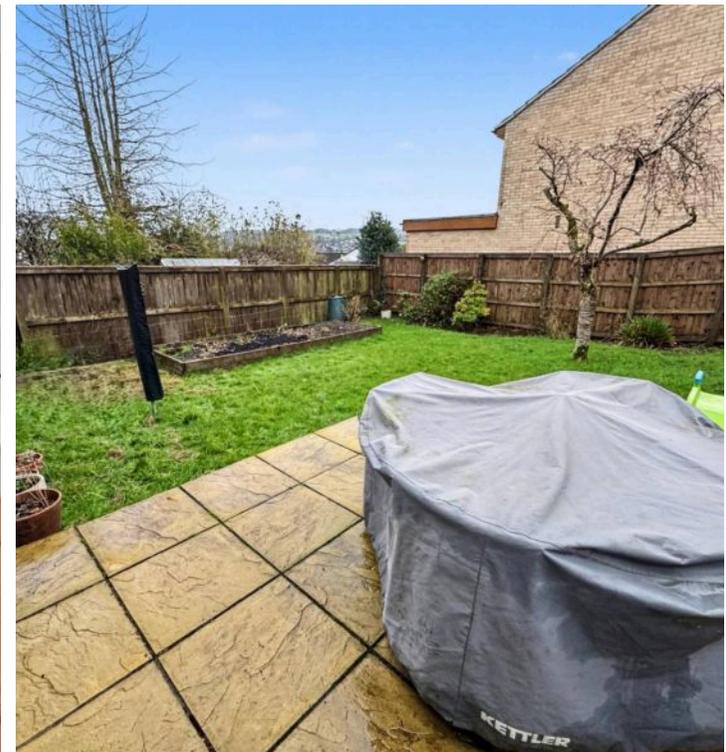
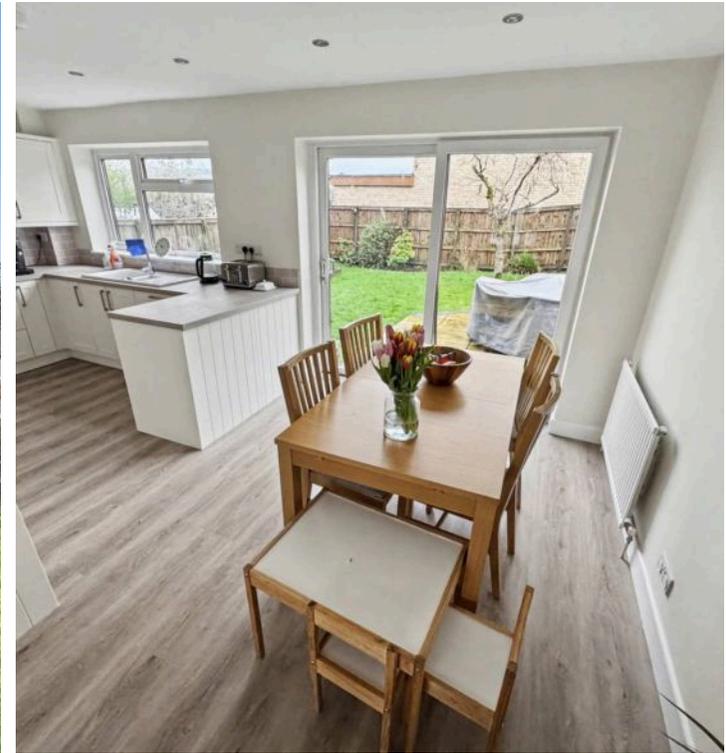
Ground Floor
Approx 59 sq m / 634 sq ft

First Floor
Approx 53 sq m / 574 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.

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Guide Price **£400,000**