

DIAMOND
ESTATE AGENTS

7 Cedar Road, Tiverton

Guide Price **£220,000**

7 Cedar Road

Tiverton

Council Tax band: A

Tenure: Freehold

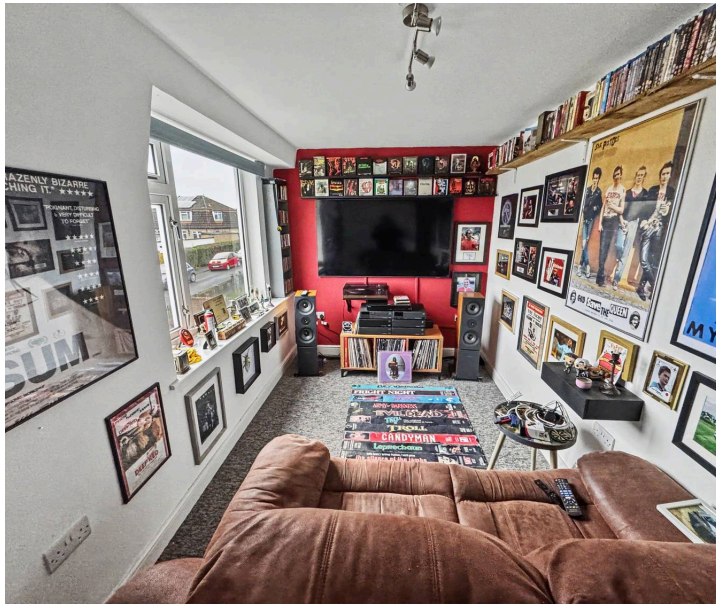
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three-bedroom semi-detached home.
- Spacious dual-aspect lounge/diner.
- Modernised throughout in 2023.
- Modern Fitted kitchen
- Ground floor W.C.
- Useful utility porch and separate storage room.
- Modern first-floor bathroom.
- Generous enclosed rear garden.
- Currently tenanted, with tenants due to vacate mid-January.







Situated within a tucked away residential area of Tiverton, this three-bedroom semi-detached home offers well-proportioned accommodation, a generous enclosed rear garden.

The property was modernised throughout by the current owners in 2023 and offers versatile living space, including a spacious lounge/diner, fitted kitchen, downstairs cloakroom, utility porch and three bedrooms. The property is currently tenanted, with the tenants due to vacate in mid-January, making it an appealing opportunity for both owner-occupiers and investors.

Upon entering, an entrance hallway provides access to the principal ground floor accommodation, with stairs rising to the first floor and doors leading to the lounge/diner, kitchen and downstairs cloakroom.

The lounge/diner is a particularly spacious reception room, enjoying a dual aspect with windows to both the front and rear, allowing plenty of natural light. Double doors open directly onto the rear patio, creating a pleasant connection with the garden and an ideal space for entertaining. There is also a media point and a further access leading through to the kitchen.

The kitchen is fitted with a range of base units incorporating cupboards and drawers, complemented by rolled-edge work surfaces and a stainless steel sink with mixer tap. There is space for an dishwasher, electric cooker and fridge/freezer, together with a useful pantry-style cupboard. A rear-facing window overlooks the garden, while a door provides access to the side utility porch.

Completing the ground floor is a WC. The utility porch benefits from glazed external doors, windows to the side, plumbing for a washing machine and space for a tumble drier, power and tiled flooring. A further door leads to the rear garden, while access is also provided to a useful enclosed brick-built storage room with power and lighting.

To the first floor, the landing has a side-facing window and provides access to all three bedrooms and the family bathroom. The bathroom is fitted with a modern white suite comprising a panelled bath with electric shower over and glass shower screen, low-level WC and pedestal wash basin. Further features include a heated towel rail, tiled splashbacks and extractor fan.



Bedroom one overlooks the rear garden and benefits from a useful storage cupboard. Bedroom two is a good-sized room overlooking the front garden, with rooftop views and a large storage cupboard. It is currently utilised as a cinema room. Bedroom three also overlooks the rear garden and is presently arranged as a study.

Outside

One of the property's standout features is its generous rear garden, offering excellent space for families, keen gardeners or those who enjoy outdoor entertaining. Immediately to the rear of the property is a substantial paved patio area extending along the back of the house, providing an ideal setting for outdoor dining and seating, with a storage shed also included.

The remainder of the garden is predominantly laid to lawn, with a pathway leading down through the garden towards the far end. Established trees, apple tree and planting provide a pleasant degree of maturity, while the garden is enclosed by a combination of fencing and hedging. The garden offers a wonderful blank canvas for a new owner to personalise and make their own.

To the front, a paved pathway leads to the entrance door, with the garden currently arranged to provide a low-maintenance gravelled area alongside a section of lawn. There is potential to reconfigure this space to create off-road parking, subject to obtaining the necessary planning permissions and any other required consents.

Agents' Note

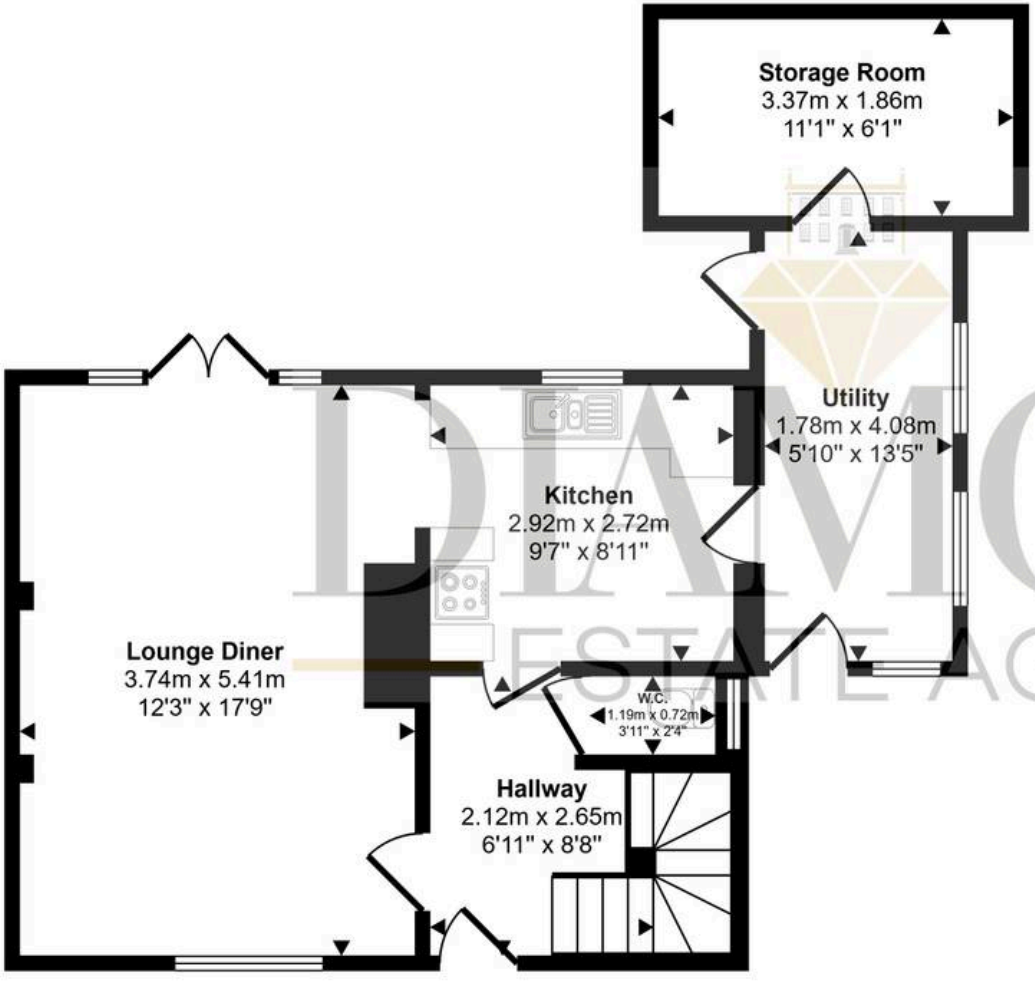
The property has undergone considerable external improvement works, including re-bricking. A PRC certificate is available. Please note that the adjoining property to our knowledge has not been re-bricked. Prospective purchasers are advised to discuss the adjoining property's construction and the availability of mortgage finance with their proposed mortgage lender before proceeding.

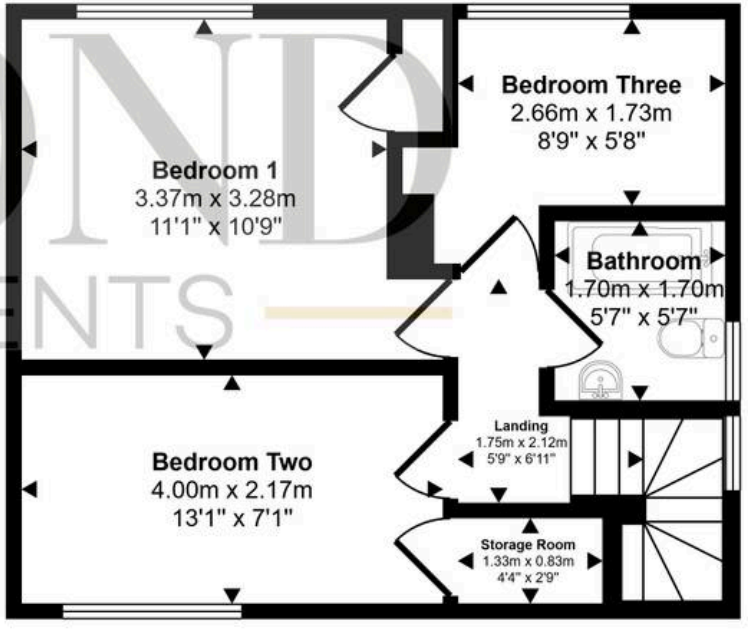
VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

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.



Approx Gross Internal Area
88 sq m / 951 sq ft





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Ground Floor

Approx 51 sq m / 552 sq ft

First Floor

Approx 37 sq m / 399 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.

7 Cedar Road

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 from1st 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 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



