



60 Roundhill, Tiverton, EX16 5BH

Price £260,000

Council Tax: B Freehold

STUNNING FAMILY HOME! - MUST BE VIEWED INTERNALLY. Situated in the charming area of Roundhill, Tiverton, this extended THREE-bedroom mid-terrace family home offers a delightful blend of comfort and modern living. Built between 1980 and 1989, the property has been meticulously maintained and is presented to a high standard, ensuring a welcoming atmosphere for any family.

Upon entering, you are greeted by an inviting entrance porch that leads into a spacious hall. The heart of the home is undoubtedly the stunning kitchen/breakfast room, perfect for family gatherings and culinary adventures. The lounge provides a versatile space for relaxation and entertaining, while the large family room or dining room offers additional room for leisure activities, seamlessly connecting to the landscaped rear garden.

Upstairs, you will find three generously sized bedrooms, each thoughtfully designed with ample wardrobe space, ensuring practicality and comfort. The stylish family bathroom features a contemporary white suite, adding a touch of elegance to the home.

The south-west facing rear garden is a true highlight, designed for low maintenance with decked areas that lead down to a substantial workshop and a hot tub area, complemented by a hobby shed that serves as a bar—ideal for entertaining friends and family. The property is situated in a peaceful cul-de-sac, known for its spacious plots and proximity to open woodland and fields, perfect for children to explore and play.

Conveniently located just a ten-minute walk from the town centre, this home is surrounded by popular primary schools and offers easy access to Tiverton High School. Local amenities, including superstores and shops, are within reach, while the Parkway mainline station provides excellent transport links to Paddington, London, and the North Devon link road leading to the M5 for Exeter City Airport. This property truly represents a wonderful opportunity for family living in a desirable location.



Entrance Porch
7'3" x 3'5" maximum
Fitted with a uPVC double glazed entrance door and windows to front and side with sensor inset spot lighting, tiled flooring and entrance door leading to

Entrance Hall
11'9" x 3'0"
Fitted with laminate wood flooring with stairs leading to first floor, consumer unit with doors leading to

Kitchen/Breakfast Room
15'2" x 11'5" narrowing to 8'3"
A stunning newly fitted kitchen/breakfast room fitted with a wide range of cupboards and drawers under a laminate worksurface with a built in five ring gas hob and a chimney style cooker hood above, inset one and a half bowl sink unit with mixer tap over, inset double oven, matching eye level cupboards, further worktop area with plumbing and space for washing machine and tumble dryer under, Inset

spotlighting with coving, t.v. point, tiled splash backs and uPVC double glazed windows to front aspect.

Lounge
17'10" x 9'10"
A spacious reception room offering laminate flooring with chimney breast offering potential for a log burner if required, t.v. point with sliding patio doors leading out to

Family Room/Dining Room
17'4" x 9'8"
An excellent addition that would be an ideal play room for most families or large study/hobbies room fitted with tiled flooring, inset spotlighting, LED underlighting and wide range of windows with uPVC double doors leading out into the south-west facing rear garden.

First Floor Landing
4'9" x 8'8"
A spacious landing space with loft hatch leading to attic space with airing cupboard housing a wall

mounted Baxi combination boiler servicing hot water and heating with doors leading to

Bedroom One
14'5" x 10'6" maximum
A large double bedroom that benefits from a larger than average room using flying freehold space over the shared access below benefiting from two large built-in wardrobe cupboards, radiator, t.v. point and uPVC double glazed window to rear aspect.

Bedroom Two
10'9" x 8'6"
A good size double bedroom benefiting from a walking in wardrobe space over stairs with further built in wardrobe cupboard over stairs, inset spotlighting, coving, radiator and uPVC double glazed windows to front aspect.

Bedroom Three
10'5" x 7'8"
A good size single bedroom benefiting with



walkin wardrobe space, radiator, coving and uPVC double glazed window to rear aspect.

Family Bathroom 7'3" x 8'4"

A luxury white suite family bathroom comprising of a P-shaped bath with mixer tap over and mains shower over with rain head, wash hand basin set in a vanity storage cupboard with close coupled low level w.c. and concealed cistern, part tiled walls with tall standing chrome heated radiator, inset spot lighting, and obscure uPVC double glazed windows to front aspect.

Rear Garden

The landscaped south west facing rear garden measures approx 39ft in depth laid mainly with decking and spindle balustrade with steps leading down leading to the block paving and shingle stone with hot tub area benefiting with a store shed used as a bar and entertaining area, side gate leading out to the open woodland and fields with further side gate leading to front with a shared pathway for the immediate neighbour leading to the front.

Front Garden

To the front the garden is laid with shingle stone benefitting from a mini store cupboard situated under the entrance porch with external tap and pathway leading to the entrance door.

Parking

To the front there are parking bays on a first come first served basis with further on street parking.

Property Information

The property benefits from solar panning to the roof providing some free electric during the day, the panels are leased with an estimated lease period of 25 years that started in 2013. Mains Gas & Electric Mains Water and Sewage Fibre Internet - 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 <https://checker.ofcom.org.uk>

Agent Information

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.

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.

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.





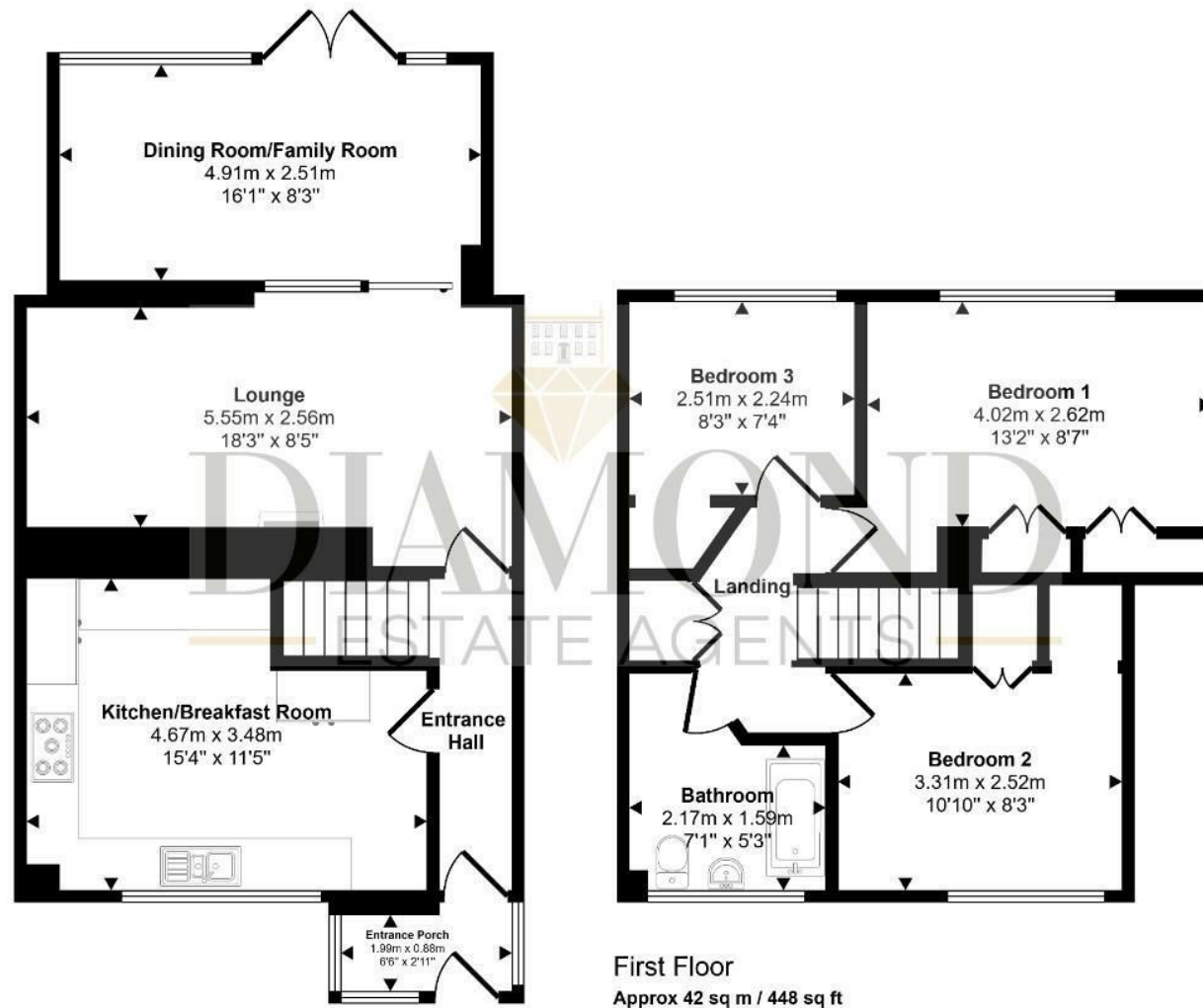
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



Approx Gross Internal Area
96 sq m / 1032 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.