



12 Atherton Way, Tiverton, EX16 4EW

Price £365,000

Council Tax: C Freehold

RARE CANAL SIDE PROPERTY! - Situated in a tranquil cul-de-sac position off Canal Hill, this charming **THREE** bedroom semi-detached bungalow on Atherton Way in Tiverton is a rare gem that offers a delightful blend of comfort and scenic beauty. With two spacious double bedrooms and a single third bedroom this property is perfect for those seeking a peaceful retreat overlooking The Grand Western Canal.

As you step inside, you are greeted by a stunning conservatory entrance ideal for everyday lounging featuring an orangery roof, which leads to a large store room and boot room that boasts French doors opening onto the garden, providing picturesque views of the Grand Western Canal. The main living area is designed for modern living, with an open-plan fitted kitchen, dining & lounge space that features a striking cast iron fireplace and a central island, creating an inviting atmosphere for both relaxation and entertaining.

The accommodation further includes two well-proportioned double bedrooms, bedroom 3 used as a utility store room, a luxurious family bathroom equipped with a freestanding bath & a walk-in shower cubicle. Outside, the rear garden is a true highlight, featuring a large composite decked area that wraps around the rear of the property, perfect for entertaining. Steps lead down to a hot tub area, where you can unwind while enjoying stunning waterside views & the remaining garden area that offers side decking on the canal to enjoy views that includes the seasonal Horse drawn canal boat trips & various wildlife.

This property also offers parking for up to four vehicles, ensuring convenience for residents and guests alike. Located within walking distance to Tiverton town centre, you will find bus services nearby, providing easy access to local shops and schools. Additionally, the North Devon Link Road is just a short drive away, offering quick connections to the M5 motorway, Parkway mainline station to Paddington London, and Exeter City Airport.



Conservatory Entrance
 Kitchen Area
 Lounge
 Dining Area
 Bedroom One
 Bedroom Two
 Bedroom Three
 Bathroom/Shower Room
 Large Store/Boot room/Garage option
 Rear Garden
 Hot Tub Area
 A lovely decked area perfect for relaxing after a long day at work. The sellers are willing to remove the hot tub if the new owner does not require it.
 Front Garden
 Parking
 Canal Side
 Property Information
 Mains water, sewage Gas
 Central heating with

combi boiler.
 Electrical certification for the whole property February 2025.
 New Combi boiler with service certificate February 2025
 New windows signed off by MDDC February 2025.
 Conservatory is under 19sqm and does not require building consent as approved by MDDC.

 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>
 Agents Note
 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



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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.

What3Words

Location of the property address using What3Words
///Lucky.these.bars





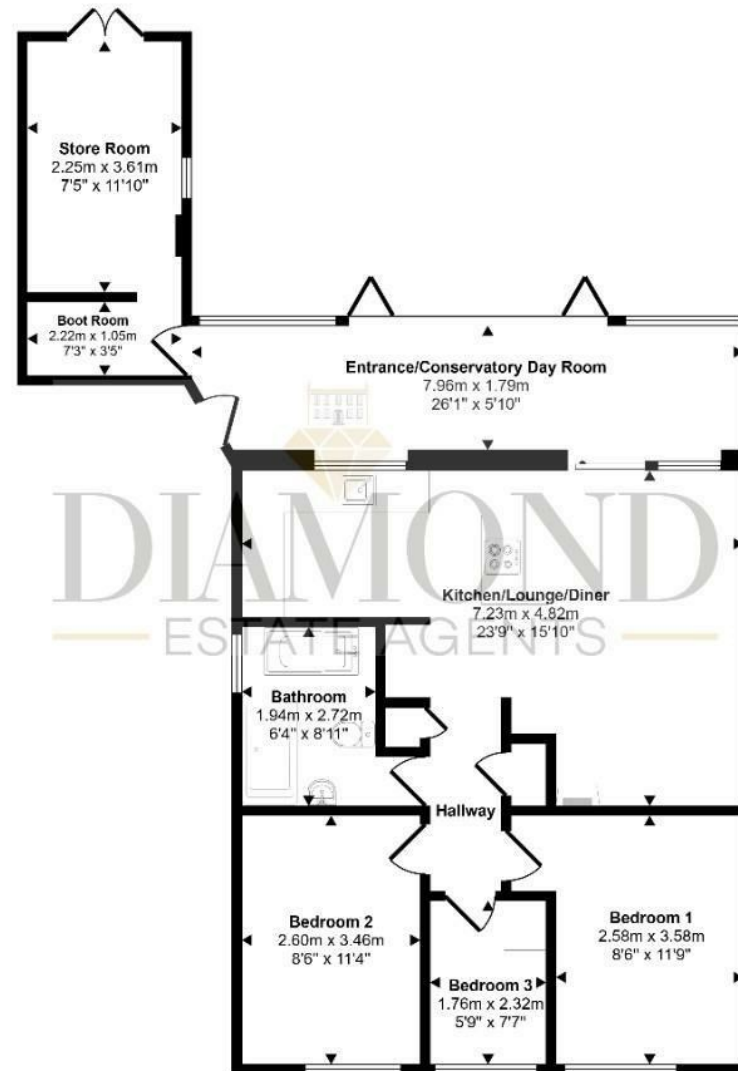
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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
89 sq m / 959 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.