



18 Francis Crescent, Tiverton, EX16 4EP

Freehold

Asking Price £325,000

Council Tax Band - C

This beautiful THREE bedroomed detached bungalow is situated in the highly desirable Francis Crescent just off Canal Hill with the Grand Western Canal just a short walk away. The property is situated on a low maintenance level plot providing parking for TWO/THREE cars plus a Garage. Internally there is the spacious Lounge/Diner with rooftop views to countryside. Kitchen, Shower room with low step shower, TWO DOUBLE bedrooms along with a nice sized single Bedroom along with double glazing and gas central heating. To the rear of the property is a lovely rear garden which is ideal for entertaining and enjoying the sunshine.

The property is situated in a highly desirable location conveniently situated near to the canal with delightful walks offering scenic views with the town centre situated only a few minutes drive that offers a superstores including Tesco, Lidl and Morrisons with popular leisure facilities including gyms, swimming pools and cinema.

Tiverton is a rapidly growing Mid Devon Town approximately 6 miles from Junction 27 of the M5 from which Taunton and Exeter can be easily reached with Parkway mainline station serving London can also be reached within two hours and Exeter airport can be reached within half an hour.

Entrance Hallway

Upon entering the property, you are greeted into the Entrance Porch with inner obscure glazed door leading into

Inner Hallway

The Inner Hallway provides access to all the accommodation and has a loft hatch and airing cupboard.

Lounge/Diner 21'11"ax x 11'6" max (6.69max x 3.51 max)



This naturally light and airy room is the social hub of the property and benefits from double windows to the front elevation overlooking the front garden with rooftop views to countryside in the distance. The lounge area has a feature entertainment area providing space for DVD player, TV point and stereo. A feature fireplace with brick mantle finishes the area off along with dual radiators and telephone point. The dining area has room for a 6 seater table.

Kitchen 9'10" x 8'4" (3 x 2.55)



The kitchen provides a range of base cupboards and drawers with wood effect worktop over, inset four ring electric halogen hob, space for washing machine and space for fridge, electric double oven and grill, inset

single drainer sink and tiled splashbacks and there are matching wall mounted cupboards with under cupboard lighting, recirculating hood. There is a gas boiler providing hot water and heating and a window to the side elevation and door leading out to the side path.

Shower Room 6'2" x 4'11" (1.88 x 1.51)



with obscure glazed window to the side elevation and white shower suite comprising walk in shower with electric Mira sport shower, low level WC, and pedestal wash basin, tiled walls and floor. There is an electric heated towel and radiator.

Bedroom One 10'0" x 9'6" (3.06 x 2.91)



This spacious bedroom benefits from a window to the rear elevation overlooking the rear garden, radiator and television point.

Bedroom Two 9'10" x 9'6" (3.02 x 2.91)



with window to the rear elevation overlooking rear garden and radiator.

Bedroom Three 7'7" x 7'4" (2.32 x 2.25)

with window to the side elevation overlooking the driveway and radiator

Garage

with up and over door, power and lighting.

Outside



The property is approached from the brick paved driveway providing parking for two/three cars leading to the garage and front door. To the front of the property there is a delightful garden with a paved path leading around the variety of flowerbeds with a profusion of plants and shrubs. Access paths lead to either side of the property and around to the rear.

The enclosed rear garden is the ideal place to enjoy the sunshine and entertain with a lovely raised deck area, large patio area and raised beds with a plethora of foliage to admire.

Please 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 Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Money Laundering regulations.

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 £150 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).

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 £250 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

medium.minute.free

Floor Plan

GROUND FLOOR

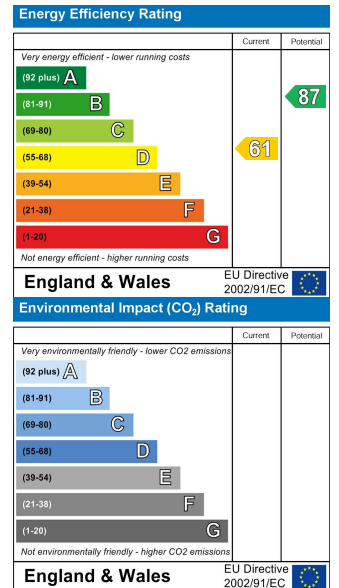


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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.