



23 Anstey Crescent, Tiverton, EX16 4JR Freehold

Asking Price £190,000

Council Tax Band - B

This charming property offers incredible potential for those seeking a project, with the opportunity to modernise and make it your own. Situated to take full advantage of breath taking views over the Loman and Exe Valleys as well as Tiverton town itself, this home now requires some cosmetic refurbishment throughout.

The entrance vestibule leads to a spacious lounge/diner, complete with a large picture window showcasing the stunning vistas. The kitchen also enjoys impressive views and features a range of units, a four-ring gas hob, an electric oven, space for modern appliances along with access to a side pathway. Whilst being functional, the kitchen would benefit from general updating.

The property boasts two double bedrooms both overlooking the rear garden and there is a family bathroom along with a separate cloakroom. There is ample storage is available in the hallway which also offers loft access for additional storage.

Outside, the front and rear gardens feature a variety of mature plants and shrubs. Both gardens are sloped and require landscaping to maximize their potential. The rear garden offers scope to create a peaceful outdoor retreat, while the front garden could be designed to enhance the property's panoramic views. A footpath to the side leads to Sideling Fields where a single garage is conveniently located within a block.

This property is ideal for buyers looking for a home they can personalise and promises to be a great home with excellent views, outdoor space and the convenience of nearby amenities.

Welcome to this charming property, offering fantastic potential to create your dream home. Upon entering through the entrance vestibule, you will find a radiator, wood effect vinyl flooring, coat hooks, and doors leading to the main living spaces. While the property is in need of some cosmetic refurbishment throughout, it provides an excellent opportunity to modernise to your own tastes.

Lounge/Diner



The spacious lounge/diner benefits from a large picture window to the front, framing breath taking views over the front garden and up the Lowman and Exe Valleys and over the town below. This bright and airy space features a radiator, a telephone point as well as a television point, making it a comfortable area to relax or entertain.

Kitchen



With a large window to the front, the kitchen boasts stunning views over the town and up the Loman Valley. It includes a range of base cupboards and drawers with a worktop over incorporating the single drainer sink and mixer tap as well as a four ring gas hob and an electric oven with grill. There is space for a washing machine and a fridge/freezer, alongside a pantry style cupboard and matching wall mounted units for additional storage.

The kitchen also houses a wall mounted gas combi boiler and features tiled splashbacks, tile effect vinyl flooring and an obscure glazed door leading to the side access. Whilst still being functional, the kitchen would benefit from being upgraded.

Hallway

The hallway includes two useful storage cupboards, a radiator and loft access. There are doors leading off to all bedrooms and bathrooms.

Cloakroom

A separate cloakroom includes a low level WC and an obscure glazed window.

Bathroom



The bathroom is fitted with a panelled bath with a mixer tap and shower attachment, a pedestal wash hand basin, a radiator, tiled splashbacks along with an extractor fan. An obscure glazed window to the side allows natural light whilst maintaining privacy.

Bedroom One



A well proportioned double bedroom with a window overlooking the rear garden, a radiator and a telephone point.

Bedroom Two



Another good sized room with a window to the rear aspect and a radiator and enjoying views of the rear garden.

Outside



The front garden gently slopes and features an array of plants and shrubs. While in need of landscaping, it has the potential to be transformed into a stunning space that takes full advantage of the far-reaching views. The rear garden, also sloped, is well stocked with mature plants and shrubs but would benefit from landscaping to create a more usable outdoor area.

A side footpath leads up to Sideling Fields, where the property's garage is located within a block.

This property offers an exciting opportunity for those looking to renovate and make it their own, with its outstanding views and generous outdoor spaces providing plenty of scope for improvement.

Services

Mains electric, gas, water and sewerage. Fibre internet is connected to the property.

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>

What3words

///races.frosted.neon

Agents Notes

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.

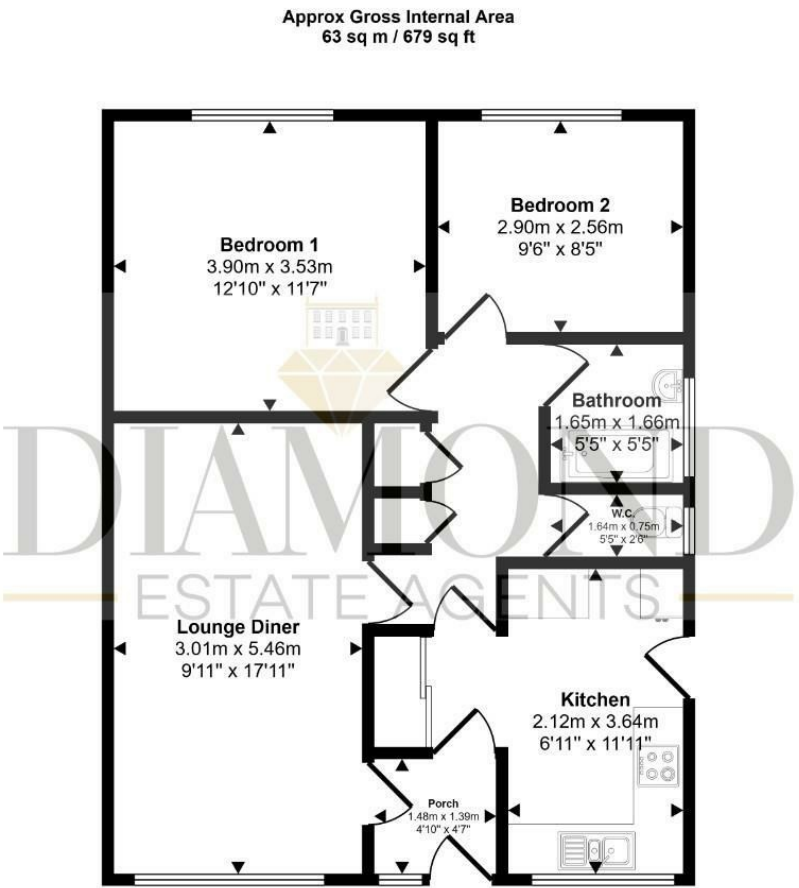
We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit 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.

Floor Plan



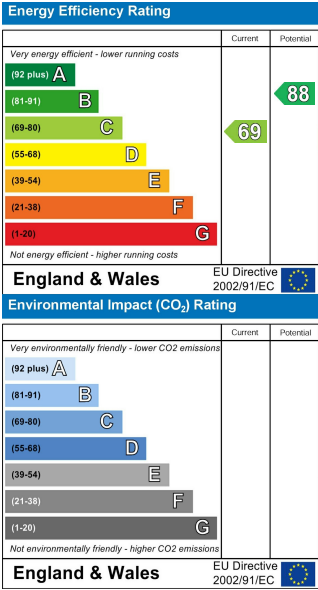
Floorplan

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.

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.