



**1 Blundells Road, Tiverton, EX16 4DB**

**Freehold**  
**Asking Price £180,000**

**Council Tax Band - A**

This delightful two bedroomed property offers a perfect blend of comfort and character, boasting scenic views and versatile living spaces.

The living room is flooded with natural light through a large front window and features a charming open fireplace with a brick surround and slate hearth. A separate study provides a quiet space for work or hobbies. The dining room/second reception room exudes charm with its open fireplace, wood effect laminate flooring and convenient access to the stairs. An archway leads to the kitchen, fitted with a range of base units, edged worktops, a breakfast bar and space for appliances.

Upstairs, the main bedroom enjoys partial countryside views from the front aspect, while the second bedroom overlooks the rear garden with far reaching views over Amory Park and beyond. Both rooms are well sized and benefit from radiators. The bathroom features a modern white suite, including a bath with shower over, WC and wash basin, complemented by partially tiled walls and vinyl flooring.

Outside, the rear garden is mainly laid to lawn with a gravelled area, perfect for entertaining or soaking up the sunshine. An access path runs across the neighbouring property to the side.

Situated near the town centre and within a short distance of Tesco, Lidl, and the picturesque Amory Park, this property offers an ideal location for both convenience and leisure. The home benefits from superb transport connections, including a regular bus service, easy access to the North Devon Link Road, and close proximity to Junction 27 of the M5. For commuters, Tiverton Parkway station provides swift rail links to major destinations.

This prime location ensures a perfect balance of accessibility and amenities for modern living.

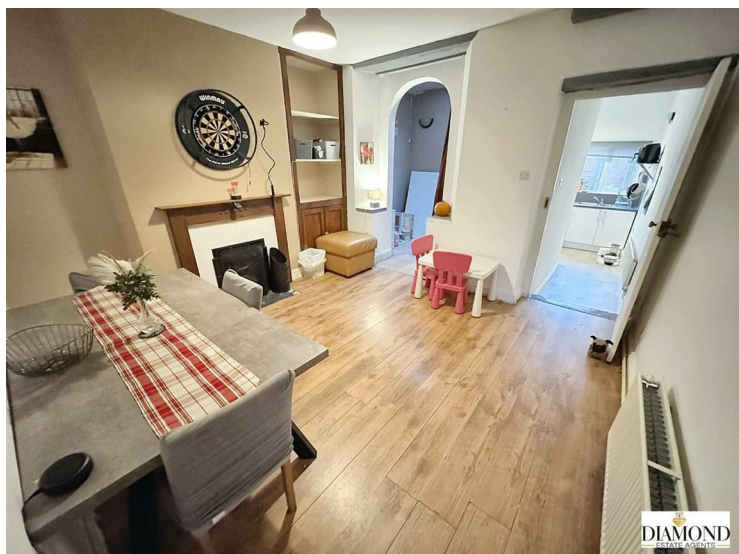


## Living Room



The living room features a large window to the front aspect, allowing an abundance of natural light to flood the space. The focal point of the room is the charming open fireplace with a brick surround and slate hearth. Additional features include wood-effect laminate flooring, a radiator, and a television point. A glazed door provides access to further areas of the property.

## Dining Room/Second Reception



This delightful second reception room, currently used as a dining room, boasts wood effect laminate flooring, a radiator and a feature open fireplace with a tiled surround and slate hearth. A door provides access to the staircase leading to the first floor, while an inset storage cupboard with display shelving enhances practicality. An archway leads through to the kitchen.

## Study

The study is well lit, complete with a roof light, radiator, and a telephone point. This versatile space offers flexibility for working from home or could be a playroom.

## Cloakroom

Fitted with a cloakroom suite comprising low level WC and wash basin.

## Kitchen



The kitchen is fitted with a range of base cupboards and drawers, complimented by edged worktops. There are spaces for a washing machine and fridge freezer alongside a matching wall cupboard housing the gas combination boiler. Additional features include a 1/4 sink with a mixer tap, an electric hob and grill and a convenient breakfast bar area. A radiator completes the space.

## First Floor Landing

The landing area provides access to all first floor rooms.

## Bedroom One



This spacious double bedroom benefits from a window to the front aspect, offering partial countryside views.

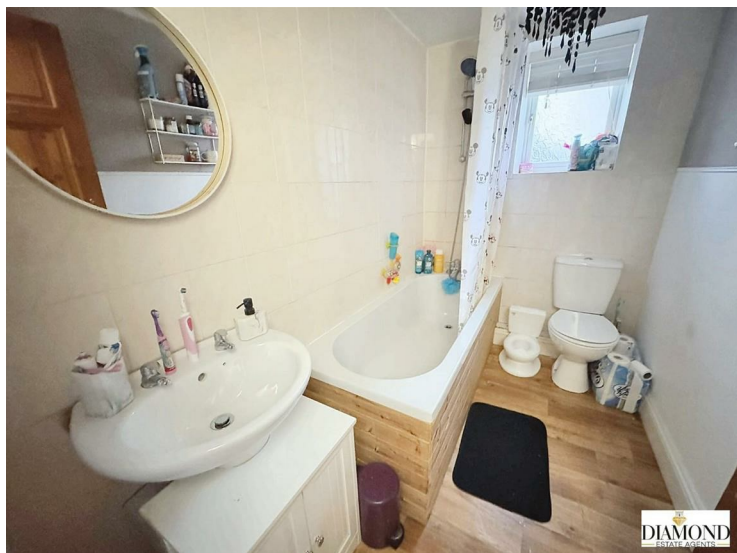


## Bedroom Two



Situated at the rear of the property with a window overlooking the rear garden and boasting far reaching views over Amory Park and the countryside beyond. Additional features include a radiator, telephone and television points and a storage cupboard.

## Bathroom



The modern bathroom features a glazed window to the rear aspect and a white suite comprising panelled bath with a mixer tap and shower attachment, a low level WC and a wash hand basin. Partially tiled walls, vinyl flooring and a radiator complete the room.

## Outside

The rear garden is primarily laid to lawn with a gravelled area at the bottom, ideal for entertaining or enjoying the sunshine. An access path runs across the neighbouring property leading to the front of the terrace.

## Services

Mains electric, gas, water and sewerage.

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

///twig.grow.narrow

## Agent 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.

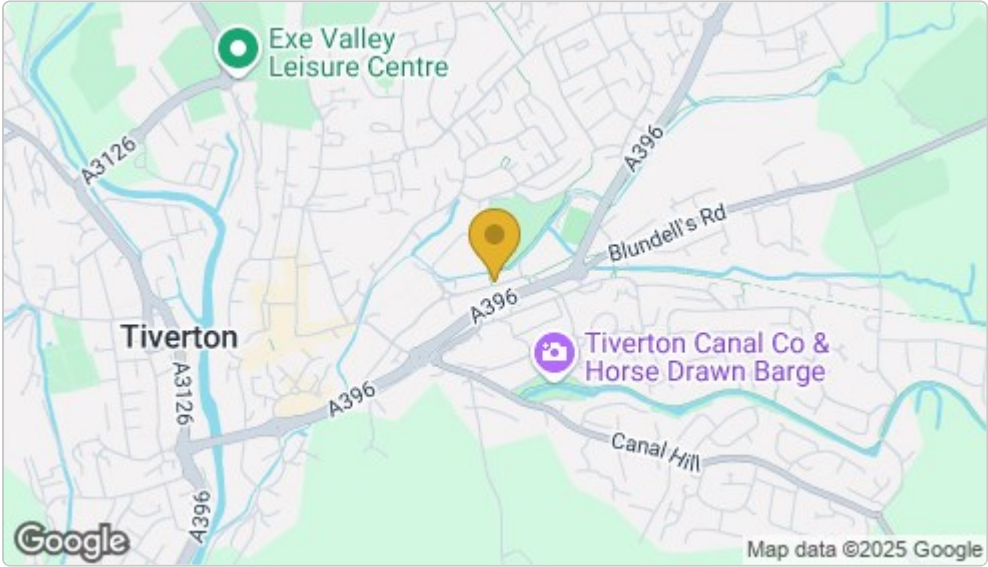
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Floor Plan

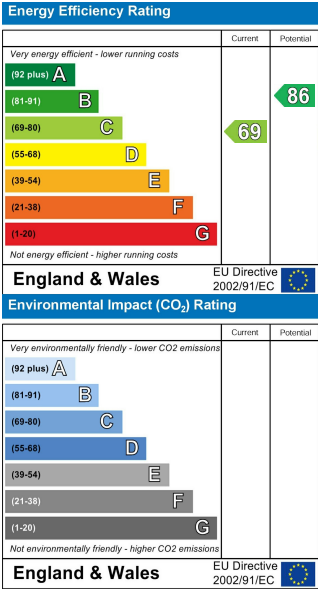


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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.