





## 7 Charter Close

Tiverton, EX16 5AW

Stunning extended 3-bed, 2 bathroom, detached bungalow in cul-de-sac with views. High standard finish, modern kitchen, open plan living area, landscaped garden with summer house. Garage and parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Immaculately presented three-bedroom detached bungalow in an elevated, unoverlooked cul-de-sac with panoramic views over Tiverton.
- Stylish side extension creating a bright, open-plan dining area with dual-aspect windows and Velux skylights.
- Contemporary kitchen with integrated appliances, modern cabinetry, and direct flow into the extended living space.
- Elegant living room featuring a picture window and a 4kW multi-fuel burner, perfect for cosy evenings.
- Spacious principal suite with dressing area and a luxury en-suite shower room finished to a high specification.
- Two further double bedrooms, each with generous proportions and ample natural light.
- Luxurious family bathroom with rainhead shower, stylish panelled walls, and excellent built-in storage.





### STUNNING EXTENDED THREE BEDROOMED DETACHED BUNGALOW

Located at the head of a cul-de-sac and presented to a high standard this superb three bedroomed detached bungalow is situated in an elevated position with delightful views across Tiverton and beyond.

The family home has been extended to the side with a stunning extension offering well apportioned accommodation throughout comprising of a canopy entrance porch leading to a long entrance hall, sitting room with fire place leading to a modern kitchen with integrated appliances with views over the rear garden which is open plan through to the large extension which provides a wonderful open plan feel currently utilised as a dining area but would also work well as a play area, gym area or office space. The three double bedrooms all provide ample space. The main bedroom is open through to a dressing room area and delightful luxury ensuite with matching family bathroom.

Outside, the rear garden is landscaped to enjoy tranquil evenings with the sound of water flowing and a summer house offering the opportunity to extend your evening or a shaded pergola to provide daytime relaxation. The picturesque front garden provides off road parking for numerous vehicles and there is also a single garage currently used as a store.

Since owning the property, the sellers have installed an electric heater in ensuite and a new boiler in loft in 2023. They have also added 13 solar panels with 10kw storage batteries in the garage which bring in approximately £1,200 a year. There is FttP airband and the loft is partially boarded. Mains electric, gas, water and drainage. 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>

To find the property using waht3words///reshaping.phones.eggplants

Located approximately three quarters of a mile from Tiverton town centre, the market town boasts a wide range of amenities including many independent shops, banks, building societies, public and state schooling with Heathcoat primary school situated only a few minutes drive away. There is a sports centre and new leisure facilities, superstores and an A&E hospital. Junction 27 of the M5 motorway is approximately 7 miles away providing access to Parkway mainline Station linking to London Paddington with the M5 leading to Exeter airport.

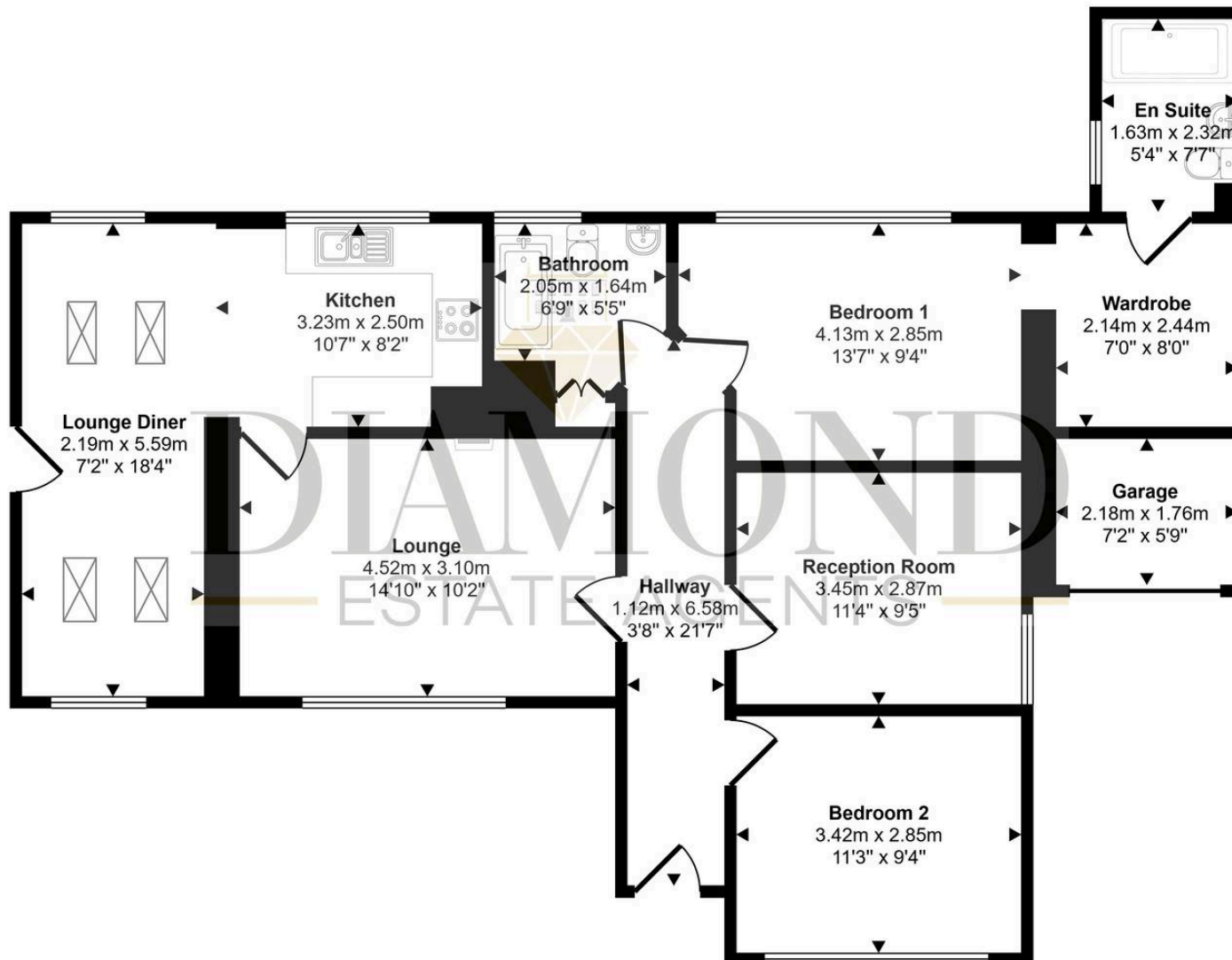








Approx Gross Internal Area  
96 sq m / 1037 sq ft

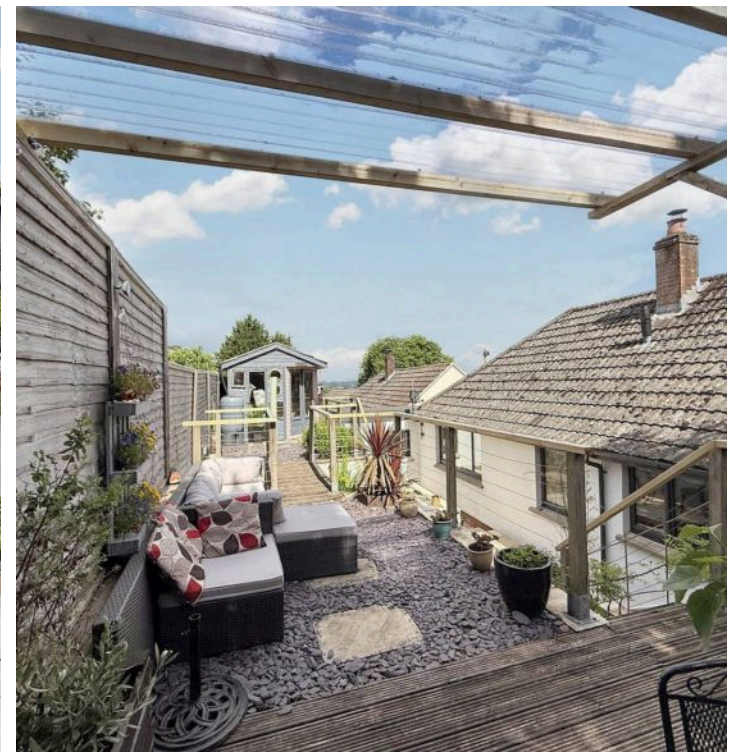


Floorplan

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.

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.

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## Diamond Estate Agents

13 Fore Street,  
Tiverton, EX16  
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.