



18 Marina Way

Tiverton, Tiverton

Well-presented semi detached bungalow in Tiverton with flexible layout, electric heating, off road parking and low maintenance gardens.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G

- No Onward Chain
- Semi-detached bungalow located in a popular residential area of Tiverton
- Two/three bedrooms plus additional sunroom/reception space
- Potential to create a self-contained living area within the property
- Bright living/dining room with sliding doors onto the rear garden
- Modern fitted kitchen with access to a practical rear porch
- Contemporary shower room with low-step access for ease and accessibility
- Low-maintenance front and rear gardens, ideal for easy living
- Off-road parking for two vehicles via a private driveway
- Fully electric heating system, offering straightforward and efficient home management and hot water



Set within a popular residential area of Tiverton, this well proportioned semi detached bungalow offers a rare blend of flexibility, convenience and low maintenance living. Benefiting from electric heating throughout, the property is ideally suited to families, downsizers or those seeking adaptable, multi-generational accommodation.

The property is approached via a brick paved driveway providing off road parking for two vehicles. The front garden has been thoughtfully arranged for ease of upkeep, featuring gravelled areas, established flowerbeds and attractive box hedging, creating a neat and welcoming first impression.

Inside, the entrance hallway provides access to the principal rooms, along with useful storage cupboards, an airing cupboard and loft access. The layout is both practical and versatile, designed to accommodate a variety of living arrangements.

To the rear, the main living/dining room is a bright and inviting space, enhanced by sliding doors that open directly onto the garden making it perfect for both everyday living and entertaining. The kitchen is well appointed with a range of modern units, integrated appliances and ample workspace with the added benefit of a rear porch providing further access to the outside.

The original bedrooms are positioned to the front of the property, including the main bedroom with built in wardrobes, alongside a further room that could equally serve as a guest bedroom, study or nursery. The shower room is fitted with a contemporary suite, including a low step shower offering both style and accessibility.

A standout feature of the home is the flexibility offered by the additional accommodation to one side. Bedroom Two, together with the adjoining reception room/sunroom, creates an ideal setup for multi generational living or independent space for a relative. With direct access to the garden, this area can be tailored to suit a range of needs - whether as a private suite, hobby room or additional living space.

Outside, the rear garden has been designed with low maintenance in mind, laid predominantly to paving with well stocked borders, a timber shed and secure fencing. It provides a private setting to relax and enjoy outdoor living.

Combining adaptable accommodation, electric heating, a low maintenance plot and a highly convenient location, this appealing semi-detached bungalow presents an excellent opportunity for a wide range of buyers.

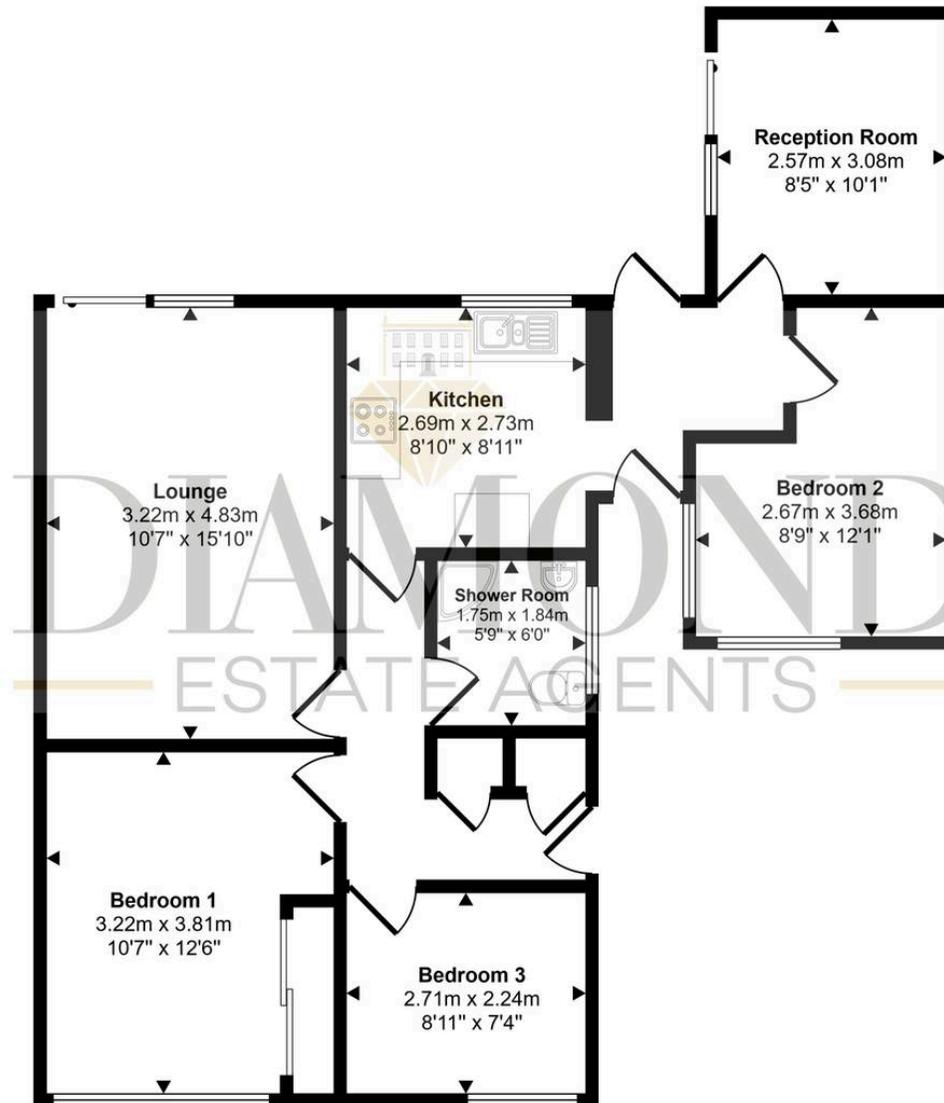
VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

The location is particularly appealing for those seeking a balanced lifestyle. Within a short walk lies the scenic towpath of the Grand Western Canal, perfect for level walks, cycling and enjoying the outdoors. Well-regarded primary schools, parks and local amenities are all close at hand, while regular bus





Approx Gross Internal Area
75 sq m / 802 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.

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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 Mortgage Quarter. 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.

