



Moorlands, Tiverton, EX16 6UF

welcome to

Moorlands, Tiverton

For sale with NO CHAIN is this three-bedroom detached home, nice plot- cul de sac position too! The property benefits from a fitted kitchen, lounge & utility room. Family bathroom, and cloakroom, with conservatory. Externally there are front & rear gardens, off road parking, and garage.

BOOK TO VIEW this detached three bedroom home set in a cul-de-sac within the popular Moorhayes area in Tiverton.

Upon entering, you are welcomed by a hallway giving access to all rooms and stairs rising to the first floor. The light and airy dual aspect lounge features a front facing bay window and patio doors opening onto the rear garden. The kitchen overlooks the garden and is complemented by a separate utility room. A cloakroom and a generous conservatory complete the ground floor accommodation.

Upstairs, there are three well proportioned bedrooms serviced by a family bathroom. Externally, the property enjoys both front and rear gardens. The rear garden is mainly laid to lawn with additional patio and garden shed. Further benefits include off road parking and a garage equipped with power and light.

If this property catches your eye, contact Fox & Sons today to arrange your viewing.

Entrance Hall

On opening the front door you are met by an entrance hall with doors to all rooms. A radiator, storage cupboard, telephone point. Stairs rise to the first floor.

Cloakroom

Double glazed Window to front, radiator, WC, wash hand basin.

Lounge/Diner

Dual aspect room with double glazed window to front and double glazed sliding doors to conservatory. Two radiators. Gas fireplace, TV Point, storage cupboard.

Kitchen

Double glazed window to fitted kitchen with a range of wall and base units, with 1 and half bowl sink and drainer. Integrated double eye level oven and gas hob with extractor fan over. Space for washing machine, wall mounted gas central heating boiler, Radiator.





Utility Room

Space for fridge and freezer, door to rear garden.
Door to garage door to front access.

Conservatory

Radiator, door to rear garden. Power and light.

Landing

Double glazed window to front. Doors to all rooms,
loft hatch.

Bedroom One

Double glazed window to rear, radiator.

Bedroom Two

Double glazed bay window to front, radiator, TV
Point.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Double glazed window to front, radiator, WC, wash
hand basin. Bath with shower over, shaver point,
extractor fan, partially tiled, Airing cupboard.



Loft Space

Ladder

Front Garden

The property benefits from a front garden which is
laid to lawn.

Rear Garden

Rear garden laid to lawn, with patio area, outside
tap. There is a wooden shed.

Parking

Driveway parking and garage.

Garage

Garage has power + light

Agents Note

Please note that an AML fee is chargeable to the
buyer once an offer is accepted to cover the cost of
carrying out the required identity and anti-money
laundering checks. Once these checks have been
completed, the fee cannot be refunded, even if the
property purchase does not go ahead.



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welcome to

Moorlands, Tiverton

- Detached Three Bedroom Home
- Kitchen & Utility Room
- Conservatory
- Front & Rear Gardens
- NO ONWARD CHAIN

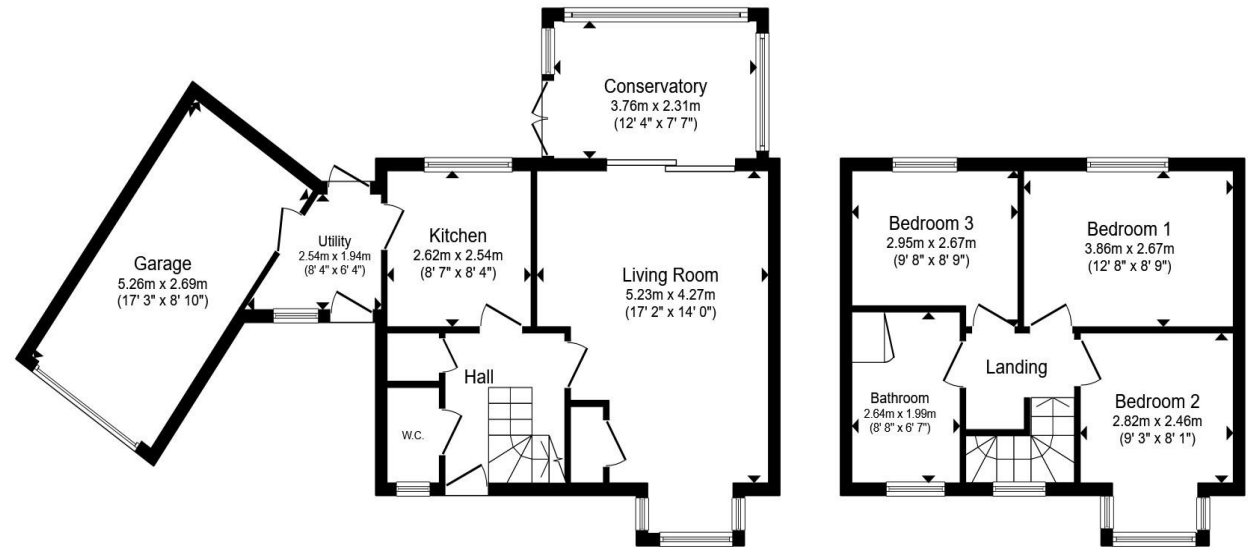
Tenure: Freehold

EPC Rating: C

Council Tax Band: D

guide price

£300,000



Ground Floor

First Floor

Total floor area 103.6 m² (1,115 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
TVT105807 - 0006

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