



**25 Moorlands, Tiverton, Devon EX16 6UF**  
**Asking Price £395,000**

Welden  
**Edwards**  
*Supporting your every move*



Offering to the market modern and well finished interiors, this substantial detached four bedroom family home is only a stones throw away from the town centre and useful travel links.

### Description

The front doors opens out into a well lit and presentable hallway with the downstairs WC on your right. To the left is the open plan lounge diner which oozes sophistication and modern interiors. The bay window to the front allows for lot of natural light to stream in, amplifying the space on offer. The plush grey carpet and neutral interiors really help to elevate the room, surrounding the built in TV unit and fireplace. An archway leads you into the dining area which offers space for a large dining table to sit and entertain family and friends. Bi folding doors open out onto the rear garden and are great for keeping open in the summer months with access onto the patio. A doorway leads you into a smart kitchen with grey wall and base units and large island. Smart wooden flooring provides a great easy to clean surface and compliments the green decoration throughout the hallway also. The kitchen offers a range of fitted appliances including a fridge freezer, oven and microwave along with a dishwasher. The utility room is a great additional storage space and offers another worktop along with plumbing for a washing machine and space for a dryer. The current vendors have separated the garage in two creating separate storage areas or space to work from home.

Upstairs the property benefits from four bedrooms and the family bathroom. The master is located to the front of the property and is lined with a smart cream carpet. The built in cupboard helps to reduce the amount of additional furniture needed and creates more space within the bedroom. The en suite is smartly finished with a double shower, heated towel rail WC and hand basin. A further double bedroom lies to the rear and benefits from two built in wardrobes. The family bathroom has been smartly finished by the vendors with a tiled floor and decorative brick effect tiling on the walls. Comprising of a vanity unit, WC and bath with a waterfall over head shower it has been beautifully well finished throughout. A great addition to the bathroom is also the TV unit to watch whilst having a soak! Above the garage is another large double bedroom lined with wood effect flooring and well lit by two velux windows. This room is currently used as a play area but could also serve as a double bedroom or home office. A further single bedroom can also be found on this floor.

The rear garden can be accessed from both the utility and dining room. Mainly laid to the lawn the garage is a substantial size and occupies a storage shed and sun room. The decking to the front of the garden offers a great spot to sit and dine outside in the summer months with family and friends. The garden is both child and pet friendly being fully enclosed and is a great space for a growing family. To the front is a smart resin driveway with parking for two cars and a small well maintained front garden.

### Services, Council Tax & Tenue

All mains services are connected to this property.

Council Tax Band - D

Freehold.

### Tiverton

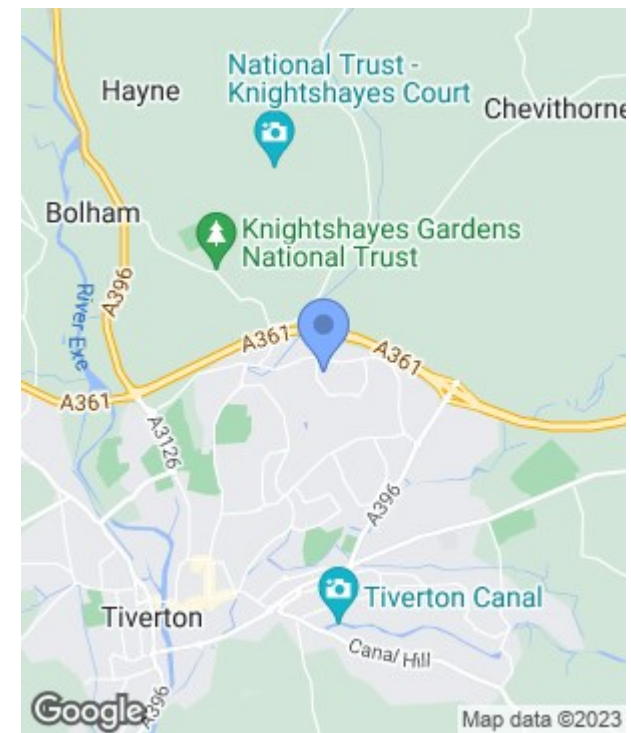
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

### Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

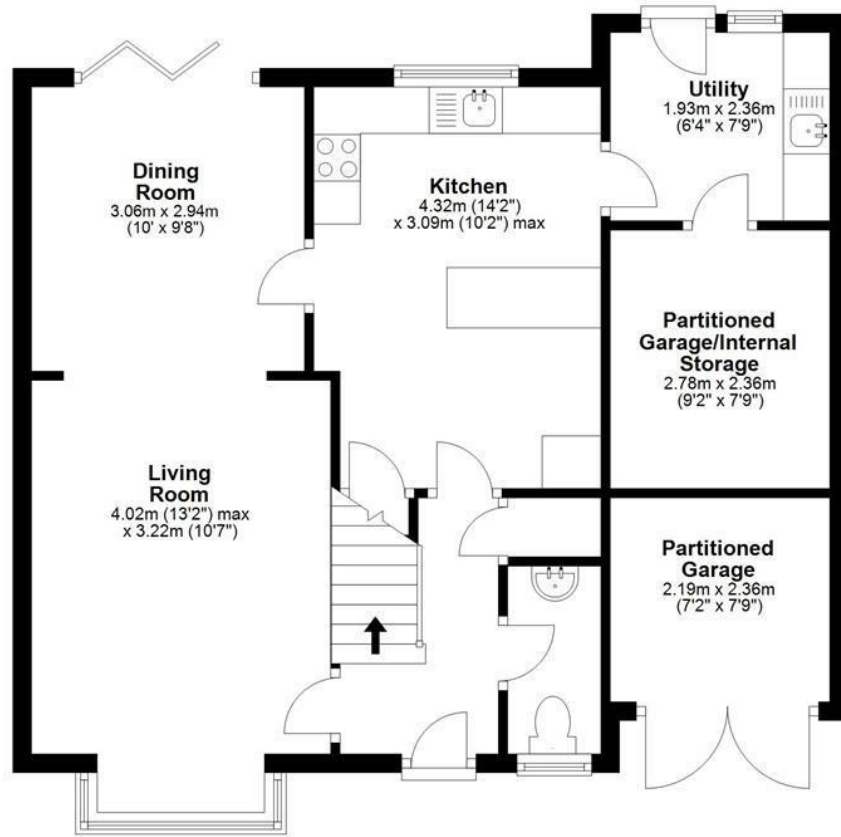
### Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

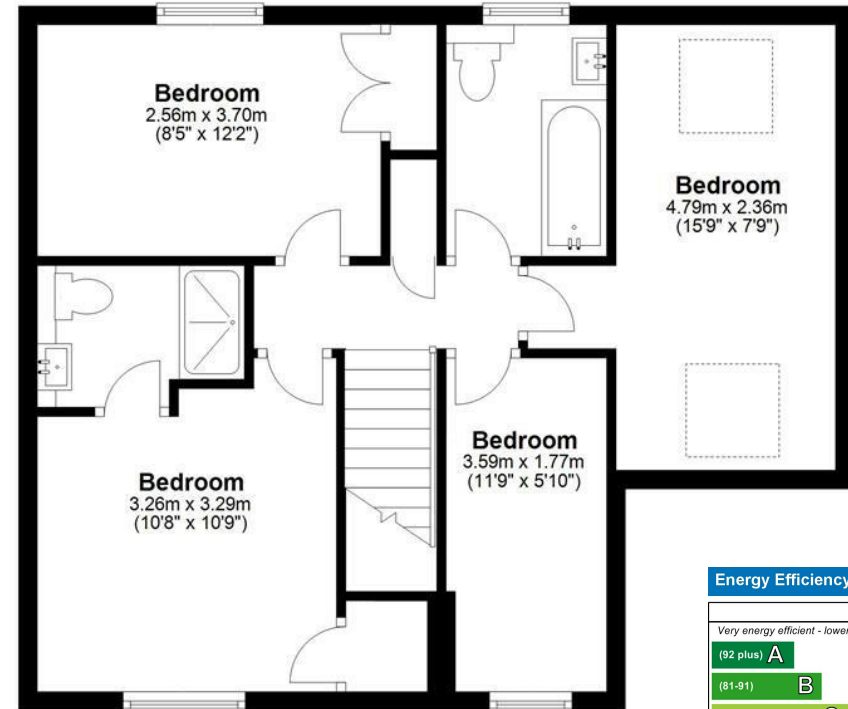


- Four bedroom detached family home
- Modern kitchen
- Open plan lounge diner
- Downstairs WC and storage
- Master bedroom with ensuite
- Further three spacious bedrooms
- Family bathroom
- Fully enclosed rear garden
- Resin driveway with parking for two cars
- EPC- C

## Ground Floor



## First Floor



This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



