



2 Rooks Way, Tiverton, Devon EX16 6XJ
Asking Price £305,000

Offered to the market with with no onward chain, is this exceptional home located in the sought-after Moorhayes development. Boasting three generously sized double bedrooms and an additional single bedroom, this property offers plenty of space for a growing family or guests.

Description

Upon entering through the front door, you will find yourself in the entrance hall. To the left is the Kitchen/Diner featuring beech effect wall and base units, an integrated oven, space for a fridge freezer and plumbing for a washing machine. The room also offers ample space for a 6-seater dining table and chairs, the large bay window fills the room with natural light making this a lovely place to enjoy an evening meal.

Following on from the Kitchen/Diner is the spacious lounge which provides plenty of space for your furniture. The lounge is enhanced by its patio doors that offer easy access to the rear garden and allow an abundance of natural light to fill the space. The ground floor is completed with a spacious storage cupboard located under the stairs, providing space for your shoes and coats. Additionally, there is a conveniently placed cloakroom on this level for added convenience.

As you ascend to the first floor, you will find two generously proportioned double bedrooms, each thoughtfully designed with built-in wardrobes for convenient storage. Furthermore, there is a charming single bedroom on this floor, along with a well-appointed family bathroom.

Continuing your journey to the second floor, you will be delighted by the exquisite primary bedroom that welcomes you. This splendid room boasts built-in wardrobes for ample storage and a modern ensuite bathroom, adding a touch of luxury to your living space.

Externally, the rear garden provides a wonderful space for al-fresco dining, with a predominantly lawn area and a lovely patio seating spot. A gate leads to the garage, where you'll find parking space for one car. The garage is fitted with an up and over door.

Council Tax, Services and Tenure

Council Tax Band - D
Mains Gas, Electric, Water & Drainage
Freehold

Tiverton

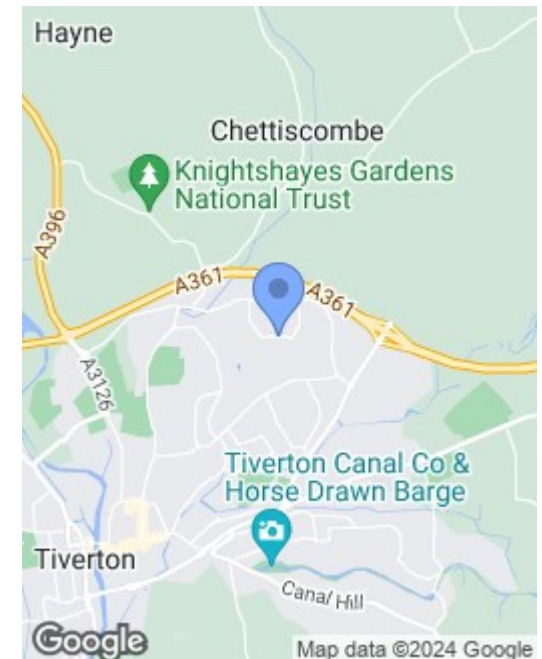
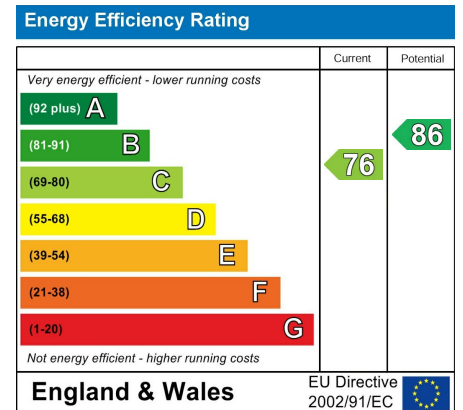
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.

Disclaimer

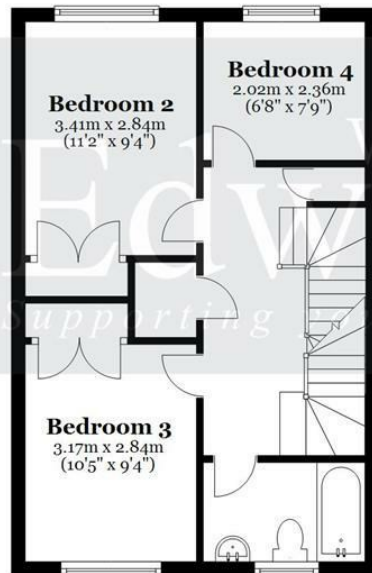
Whilst every attempt has been made to ensure our lettings particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for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



Ground Floor



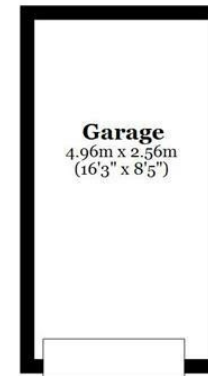
First Floor



Second Floor



Garage



Total area: approx. 119.8 sq. metres (1290.0 sq. feet)

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

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