

**19 Moorlands, Tiverton, Devon EX16 6UF**  
**Asking Price £460,000**

*This luxurious four bedroom home boasts a spacious interior presented to an extremely high standard. The highlight of the home is the fantastic kitchen diner extension, perfect for hosting family gatherings and entertaining guests. With four generously sized bedrooms, this property offers plenty of space for a growing family or guests. The property features a large driveway and garage, providing ample parking space. Overall, this home is a perfect blend of practicality and elegance, ideal for those looking for a comfortable and stylish living space.*



## Description

As you enter through the front door of this stunning home, you are immediately greeted by a stylish and practical entrance hall. With its sleek design and tasteful décor, the entrance hall sets the tone for the rest of the house. The layout is thoughtful and functional, with doors leading to all rooms, providing easy access throughout the home.

To the rear you will find the real heart of the home. The large open plan kitchen diner extension in this home is truly a sight to behold. Featuring a bespoke, custom-designed kitchen, this space exudes luxury and style. The kitchen is equipped with high-end appliances and finishes, creating a sleek and modern look. Plenty of cupboard space ensures that there is a spot for everything, keeping the kitchen organized and clutter-free. The open plan layout seamlessly integrates the kitchen with the dining area, creating a spacious and inviting atmosphere perfect for hosting family meals and entertaining guests. This kitchen diner extension is not only functional but also a stunning focal point of the home, offering a perfect blend of style and practicality.

The kitchen is further enhanced with underfloor heating and built-in appliances including two Neff ovens, a dishwasher, hob, and extractor fan. There is also space provided for an American-style fridge-freezer, making this kitchen a functional and stylish space for any home. Bi-fold doors open seamlessly into the rear garden. Enhancing the functionality of the kitchen is the adjacent utility room, which features ample cupboard space that complements the kitchen design. The utility room includes a sink and plumbing for a washing machine, providing convenient space for laundry tasks. A door at the rear of the utility room opens up to the rear garden while a door at the front leads to the garage, offering easy access to outdoor areas and additional storage options.

Flowing seamlessly from the kitchen is the spacious lounge, creating a cohesive and inviting living area within the home. The lounge is a great space for relaxation and entertaining, featuring a cosy gas fire that adds warmth and ambiance to the room. Perfect for gathering with family and friends or enjoying quiet evenings in, the lounge is a comfortable and welcoming retreat within the home.

In addition to the kitchen, there is a versatile study, creating a dedicated workspace within the home. This study provides a great environment for working from home, with a separate door leading to Bedroom Four. This spacious double room offers flexibility and can be utilised as a playroom or hobby space, catering to various needs and preferences. The study and Bedroom Four present an opportunity for customisation and functionality, enhancing the overall liveability of the home. Finishing off the ground floor is the useful Cloakroom.

Ascending to the first floor, you will discover a total of three bedrooms and the family bathroom. The primary bedroom stands out as a luxurious retreat, boasting the added convenience of an ensuite. The ensuite exudes elegance with a spacious walk-in shower cubicle, a sleek vanity unit, and a WC. Designed for ultimate relaxation and comfort. Bedroom Two is a spacious double room that exudes comfort and style. This room features gorgeous fitted cupboards and drawers that not only enhance the aesthetics but also offer ample storage space for belongings. Bedroom Three presents itself as a charming single bedroom with the versatility to accommodate additional bedroom furniture. Completing the first floor is the inviting family bathroom.

Externally, the south-facing rear garden emerges as a true oasis, providing a serene and picturesque setting for outdoor enjoyment. A charming patio seating area offers a perfect spot for al fresco dining or simply basking in the sun, enhancing the overall outdoor experience and providing a delightful space for social gatherings or quiet contemplation.

Please note the property benefits from planning permission for a first floor extension over the garage.

## Council Tax, Services & Tenure

Council Tax Band - D

Freehold

Mains Gas, Water, Electricity & Drainage

## 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).

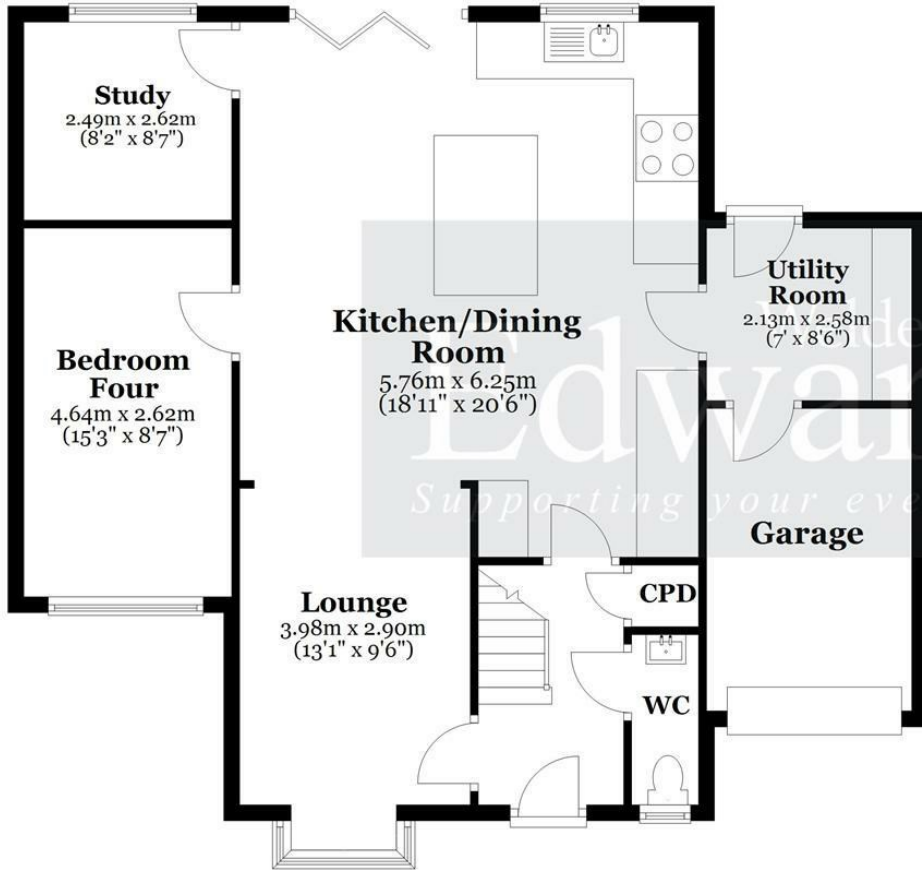
## Disclaimer

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.

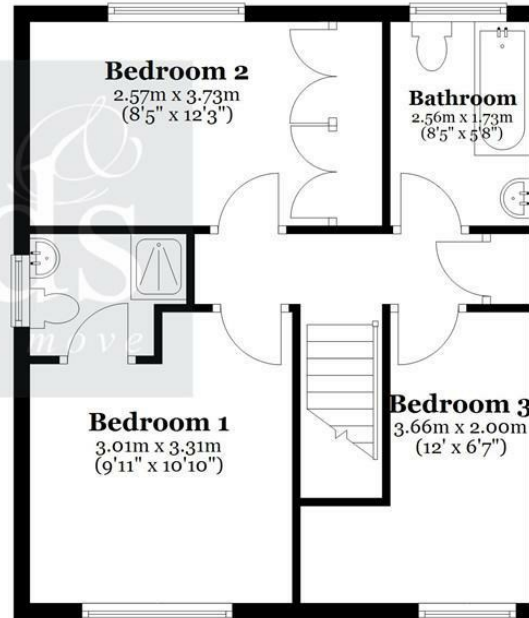




### Ground Floor



### First Floor

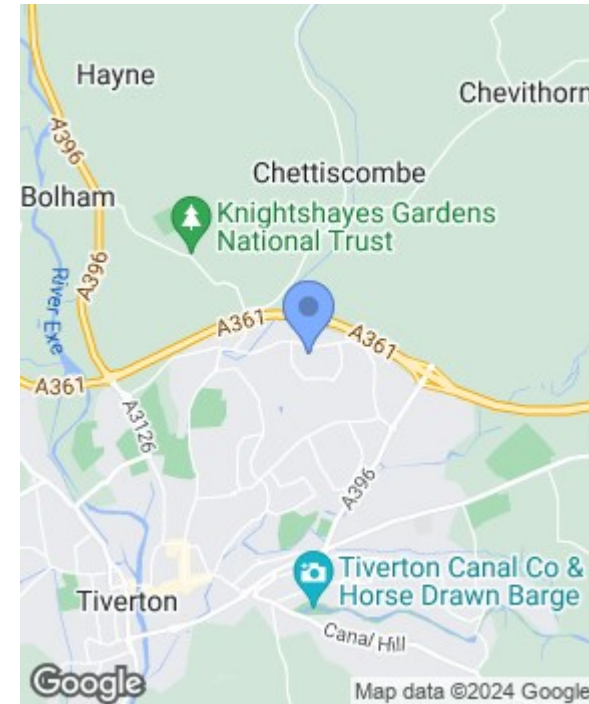


Total area: approx. 141.0 sq. metres (1517.3 sq. feet)

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>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	



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