



7. Waylands Road, Tiverton, EX16 6UT
Asking Price £290,000

A fantastic three double bedroom home located on the popular Moorhayes development. Benefitting from a spacious lounge diner, low maintenance rear garden, garage and parking. Call us today to arrange a viewing!!

Description

As you enter through the front door and step into the welcoming entrance hall, you are greeted by the convenient cloakroom on your right, complete with a WC and hand basin. Continuing down the hallway, you come across a spacious cupboard, perfect for storing shoes and coats neatly out of sight.

Turning left, you enter the modern kitchen boasting a range of wall and base units, along with a built-in oven and hob for all your cooking needs. With plumbing for a washing machine and plenty of space for a fridge freezer, this kitchen is both functional and stylish.

Towards the back of the house, the expansive lounge/diner awaits, offering a relaxing haven to unwind in. The patio doors lead out to the well-maintained rear garden, adding a touch of nature to your living space. Additionally, a large under stair storage cupboard provides ample space to store your belongings.

Ascending to the first floor, you will find two generously sized double bedrooms, each offering plenty of room for your bedroom furniture. The family shower room on this floor features a walk-in shower cubicle, vanity unit, and WC, providing convenience and comfort for your daily routine.

Moving up to the second floor, a magnificent bedroom awaits, complete with a dressing area and ensuite bathroom for added luxury and privacy.

Outside, the patioed rear garden offers a low-maintenance area perfect for outdoor dining and relaxation. The property also includes a garage and parking space, ensuring convenience and peace of mind for your transportation needs.

Council Tax, Tenure & Services

Council Tax Band - C
Freehold
All Mains Connected

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.

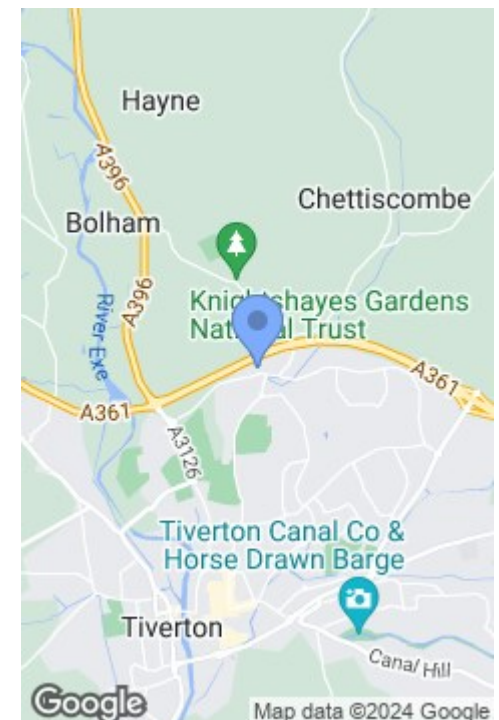
Sales enquiries

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

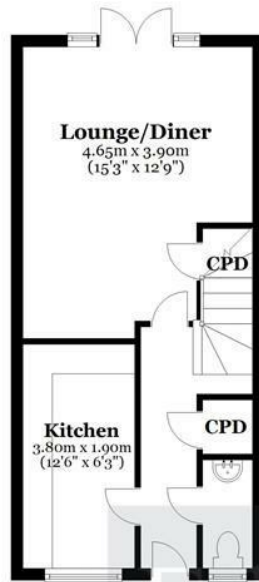
Disclaimer

Whilst every attempt has been made to ensure our 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.

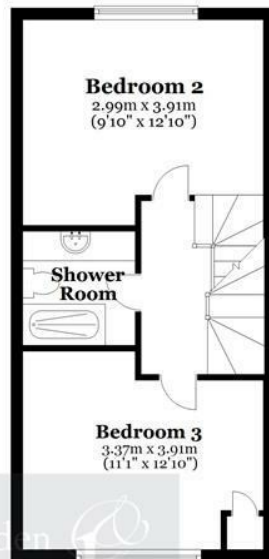
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



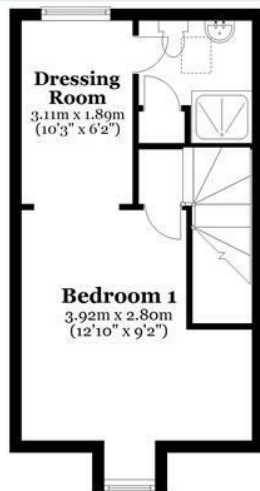
Ground Floor



First Floor



Second Floor



Total area: approx. 98.9 sq. metres (1064.2 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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