



8 Hayne Court, Tiverton, EX16 6UY
Asking Price £450,000

Welden
Edwards
Supporting your every move

A very well presented four bedroom detached family home offering well proportioned living accommodation and a larger-than-average garage - overlooking an open green space to the front.



Description

Tucked away within this popular residential area, Hayne Court is perfectly situated within easy walking distance of Knightshayes park with wonderful walks on your doorstep. Just five minutes in the opposite direction is a convenient food store, takeaway and bar/restaurant making this the perfect location for the whole family.

The property itself looks out onto open space to the front, sheltered by a large Oak tree. A couple of steps lead up to the front door which opens into the entrance hallway. This impressive space is light and airy with stairs leading up to the first floor and doors to all rooms throughout the ground floor. There is a useful WC to the left and a under stairs storage cupboard with power.

The kitchen has a vast range of wall and base units with a black granite work top, gas oven and hob, space for a dishwasher and an integrated fridge and freezer. Further units have been added to create a large larder cupboard. The utility, off the kitchen, has plumbing for a washing machine, space for a tumble dryer and additional space for a full height fridge/freezer and a side door to a passageway to access both the front of the property and the garden. An archway from the kitchen leads through to the dining room with double doors leading out to the garden.

The double aspect lounge, spanning almost 20 feet in length, is bright and airy. The space remains cosy and inviting with a central gas fire. Double doors open onto the garden.

Upstairs, all four bedrooms are good doubles - the master with an ensuite shower room and fitted storage. The family bathroom has a shower over the bath.

Outside, the rear garden is level and laid mainly to lawn with an area of decking closest to the house which runs the length of the property. There is rear access to the larger-than-average garage with light and power and an up-and-over door to the front, where the owners have made a second parking space. A further allocated space can be found to the side, with access to the garden via a side gate. An incredible BBQ lodge - a wooden structure providing a sheltered space with a BBQ and seating - sits prominently within the garden. With power and lighting, this is the perfect space to entertain friends and family.

Tenure, Council Tax & Services

Council Tax Band - D

Freehold

Mains Gas, Electric, Water & Drainage - New boiler fitted in 2022.

Approx Broadband Speeds:

Standard 6 Mbps

Superfast 50 Mbps

Ultrafast 1000 Mbps

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. This property is located within Bolham Primary School catchment.

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

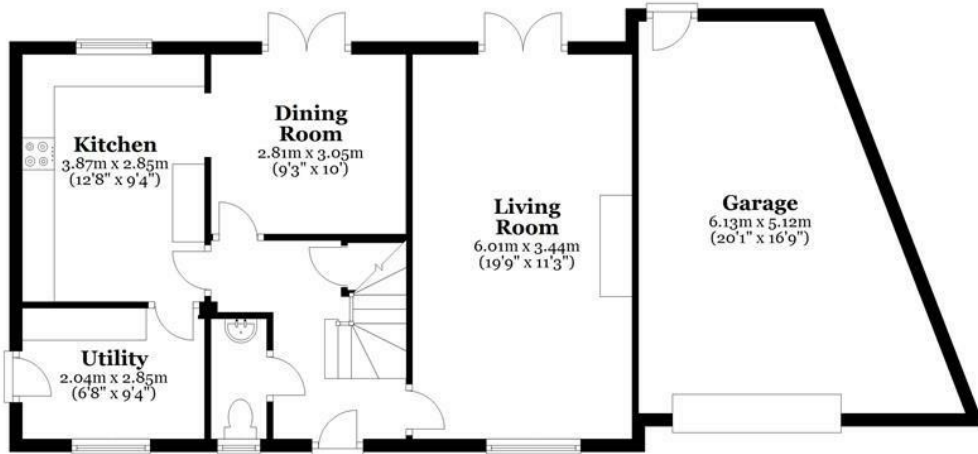
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



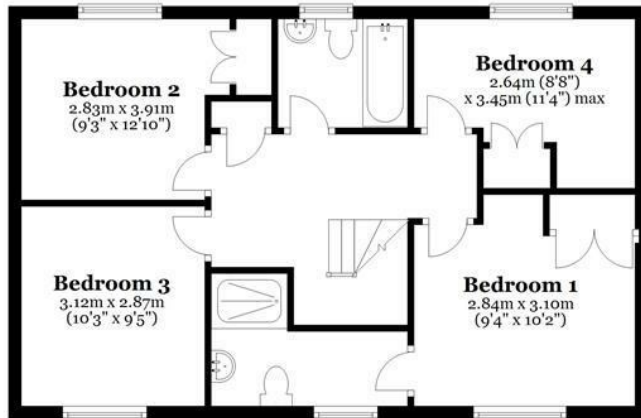




Ground Floor



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	84
England & Wales	EU Directive 2002/91/EC	

