

England & Wales EU Directive 2002/91/EC

10 St. Johns Close, Tiverton, Devon EX16 6XD
Asking Price £220,000



A wonderful two double bedroom home located in the popular Moorhayes development. Benefiting from a spacious lounge diner, low maintenance rear garden and two allocated parking spaces. This home would make a great investment or first time buy!!

Description

As you step through the front door, you are greeted by a warm and inviting entrance hall. To your left, a practical cloakroom features a WC and hand basin, providing convenience for both residents and guests. On your right, the modern kitchen unfolds, showcasing a stylish array of beech effect wall and base units that complimented beautifully with sleek black worktops. Equipped with a built-in oven, hob, and extractor fan, as well as plumbing for both a washing machine and dishwasher, this kitchen is designed for both functionality and aesthetic appeal.

At the rear of the home, the spacious lounge diner awaits—a generous space perfect for accommodating both your living and dining needs. Large enough to host gatherings, a door leads seamlessly into the tranquil rear garden, enhancing the indoor-outdoor flow.

Venturing upstairs, the first floor reveals two well-appointed bedrooms and a contemporary bathroom. Bedroom One is an impressive double room, boasting the added luxury of a fitted wardrobe with mirrored sliding doors that enhance the sense of space. Bedroom Two is equally spacious, featuring its own built-in wardrobe and an airing cupboard for extra storage. The modern family bathroom is designed with elegant bath panelling, featuring a bath with shower over, along with a WC and hand basin, ensuring comfort and style.

Outside, the fully enclosed rear garden provides a fantastic outdoor retreat. A lovely decked seating area invites you to relax and unwind, seamlessly flowing onto an easy-care artificial lawn. A convenient gate leads to the allocated parking, accommodating two cars, making this home a perfect blend of comfort, style, and practicality.

Council Tax, Tenure & Services

All Mains Connected

Freehold

Council Tax Band B

The seller advises there is an annual management charge of approx £192.00.

Approx Broadband Speeds:

Standard 14 Mbps

Superfast 80 Mbps

Ultrafast 1000 Mbps

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.

Tiverton

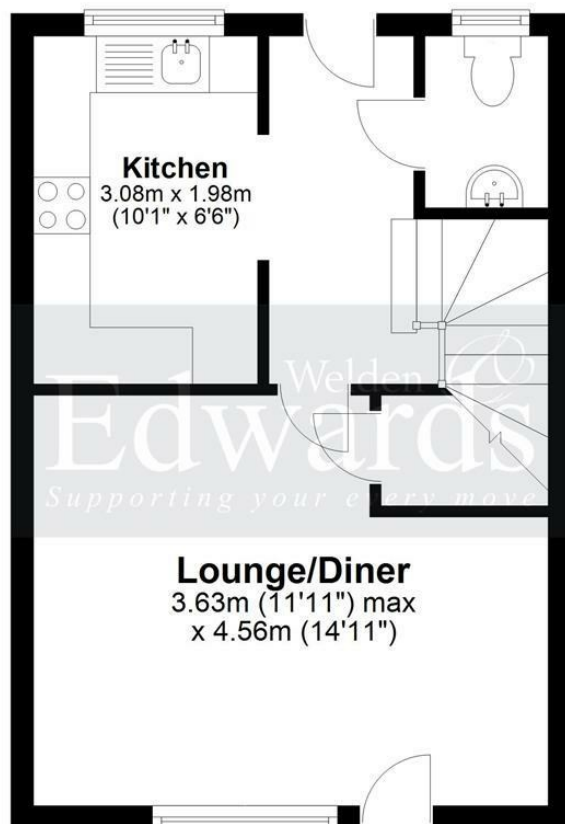
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.

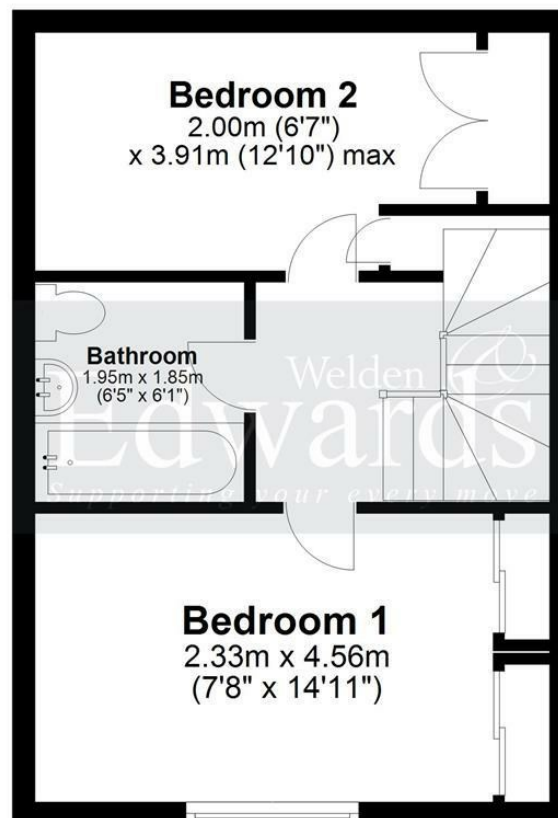
Ground Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.8 sq. feet)



Total area: approx. 60.7 sq. metres (653.4 sq. feet)

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

