



15 St. Johns Close, Tiverton, EX16 6XD
Guide Price £315,000

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*****MOTIVATED SELLER*****

A beautifully presented four bedroom family home within the sought after Moorhayes Park estate in Tiverton. The reception rooms are well proportioned with the advantage of a conservatory and a separate study. Outside there is allocated parking for one car (as well as on street parking), a single garage and a fully enclosed rear garden.



Description

When approaching the property, you are immediately taken by the beautiful frontage with an attractive brick wall and wrought iron gate. The front garden is bordered with mature shrubs and trees, with a path leading to the side gate.

The front door opens into the entrance hall, with the stairs running straight up ahead. To the right, is a fantastic kitchen diner providing ample space for the whole family and guests. The kitchen has a range of wall and base units, as well as space for a fridge freezer, plumbing for a washing machine and dishwasher. A door leads into the conservatory, which creates another seating area to enjoy throughout the summer months. A patio door leads out into the garden.

The lounge is accessed from the hallway, benefiting from a smart wooden mantelpiece. Further off the hallway is a cloakroom and the large study, perfect for those working from home. A second door into the kitchen can be accessed from the end of the hallway.

Upstairs, there are four double bedrooms. The master bedroom provides two double sized built in wardrobes, ensuite shower room and views over the green space to the side of the property. Bedroom 2 and 3 also benefit from a double built in wardrobe space, providing ample space for remaining bedroom furniture. The fourth bedroom is a double and overlooks the garden at the rear.

Outside, the low maintenance garden has a very smart patio and artificial grass, allowing for alfresco dining in the summer months. A path leads you away from the house towards the private entrance to the garage which has been fitted with electricity and therefore provides perfect storage or hobby space. There is allocated parking in front of the garage door as well as on street parking to the front of the house.

Tenure, Council Tax & Services

Freehold

Council Tax Band D

Main Gas, Electricity, Water and Drainage

Tiverton

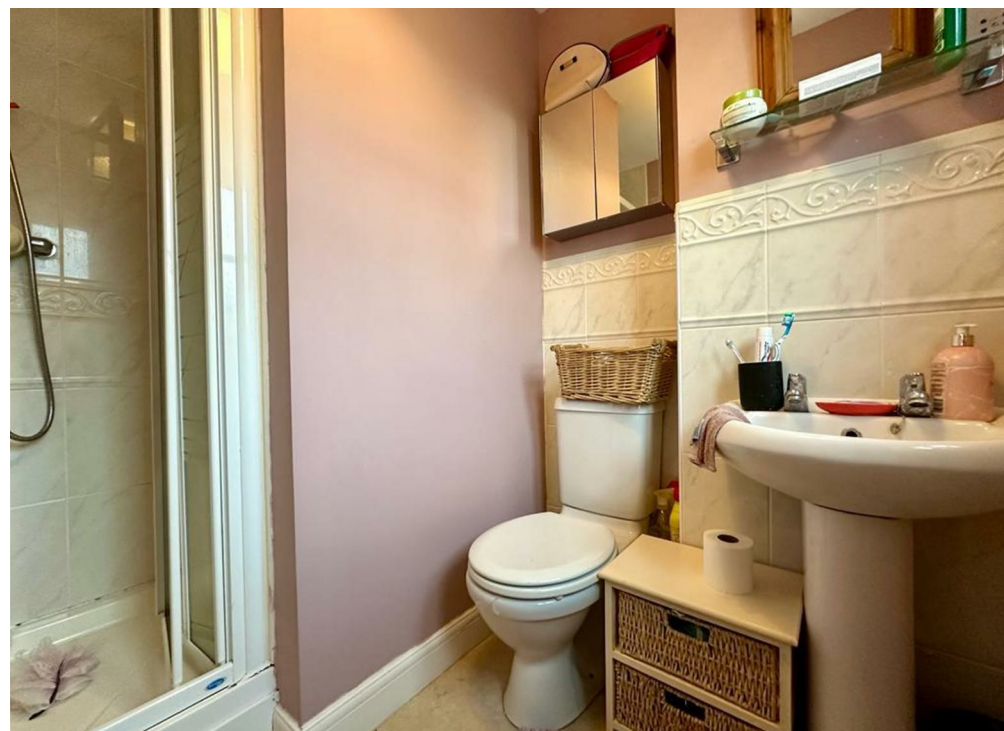
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.

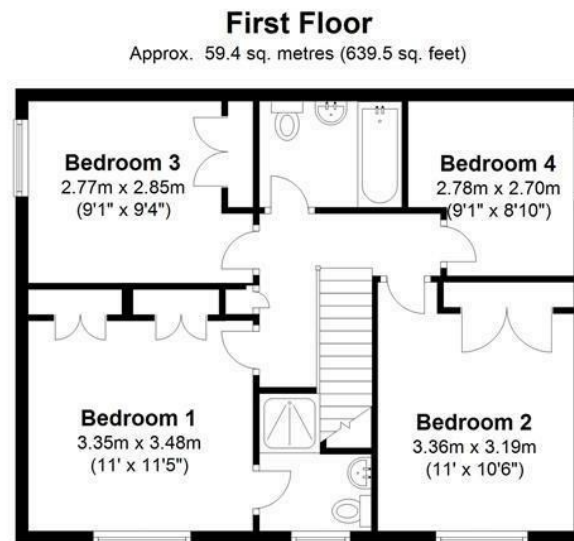
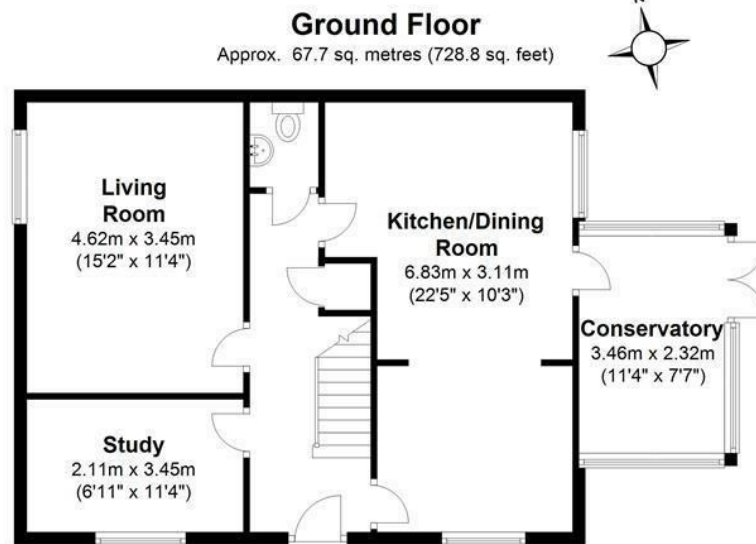
Disclaimer

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.









Total area: approx. 127.1 sq. metres (1368.3 sq. feet)
This plan is for guidance only and 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		77
(81-91) B		
(69-80) C		
(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 

