



3 St. Johns Close, Tiverton, EX16 6XD
Asking Price £340,000

Welden
Edwards
Supporting your every move

****NO ONWARD CHAIN****

Introducing a stunning three-bedroom detached home, meticulously presented and nestled in the desirable Moorhayes area of Tiverton.



Description

Stepping through the front door, you're immediately captivated by the exquisite interiors that greet you. The entrance hall is tastefully adorned and offers generous space for storing your shoes and coats. Elegant oak doors lead to all the downstairs rooms, enhancing the flow of the home.

To the right, you enter a charming lounge, a spacious area bathed in natural light from a large window and patio doors that open to the rear garden. This inviting room accommodates your living furniture perfectly, while a gas fireplace adds warmth, ideal for those chilly evenings.

On the left side of the hall, you find the stunning heart of the home: the kitchen. Featuring an array of cream shaker-style wall and base units, it's beautifully complemented by walnut-effect countertops. The kitchen comes equipped with an integrated fridge/freezer, dishwasher, oven, microwave, and hob, along with plumbing for a washing machine. A versatile kitchen island adds extra storage and includes a cosy seating area for two. Patio doors provide an effortless transition to the serene rear garden.

Flowing seamlessly from the kitchen is the delightful dining area/family room. This expansive space is perfect for entertaining, comfortably accommodating a six-seater dining table and chairs, plus a sofa for relaxation after a long day. French doors lead to the side patio that connects to the rear garden.

Completing the ground floor is a beautifully presented cloakroom featuring a WC and hand basin, alongside a practical under-stairs storage cupboard.

As you ascend to the first floor, you discover three thoughtfully designed bedrooms and a family bathroom. Bedroom One is a beautiful retreat, tastefully decorated with contemporary wood paneling that imparts a luxurious ambiance. It boasts two built-in wardrobes—a double and a single—both framed with elegant oak doors. The ensuite, at the rear, is a modern oasis, featuring stylish floor and wall tiling, a shower cubicle, WC, and a vanity unit for additional storage.

Bedroom Two offers another spacious double, complete with built-in wardrobes, while Bedroom Three is a well-sized single room with a built-in storage cupboard. The family bathroom is elegantly finished in floor-to-wall tiling and includes a bath with a shower overhead, WC, and hand basin.

Outside, the rear garden is a true highlight. A charming patio area serves as an idyllic spot for alfresco dining during the summer months. With an area of artificial grass, the garden remains effortlessly low-maintenance. A secondary patio area along the side is perfect for additional storage or seating. A delightful garden room currently serves as a bar/games room, though it could easily be transformed into an office or productive workspace.

Finally, the property features a front drive for parking and a garage equipped with an

up-and-over door, power supply, and an access door to the rear garden, adding to the home's convenience and charm.

Services, Tenure & Council Tax

Council Tax Band - D

Freehold

All Mains Connected

Ofcom Broadband Speeds: Superfast 77 Mbps, Ultrafast 1800 Mbps

Ofcom Mobile Signal: EE, O2, Vodafone & Three - Limited

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

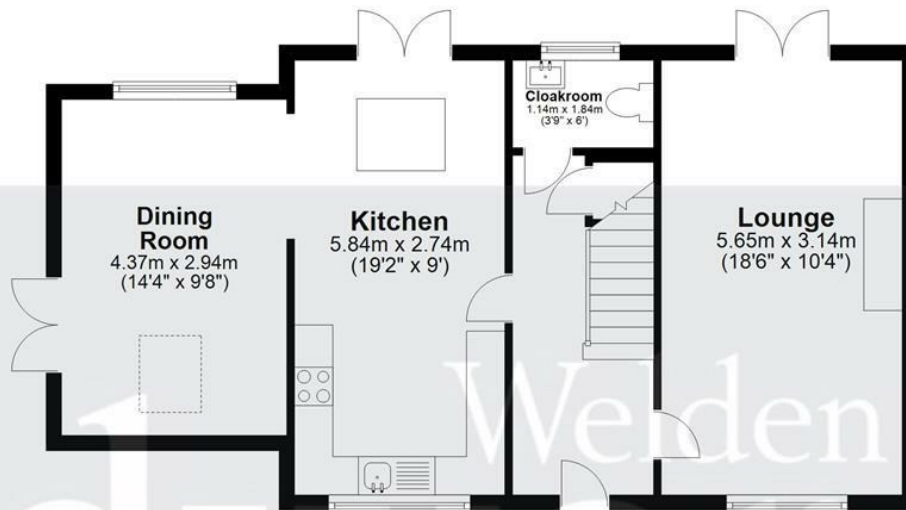
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



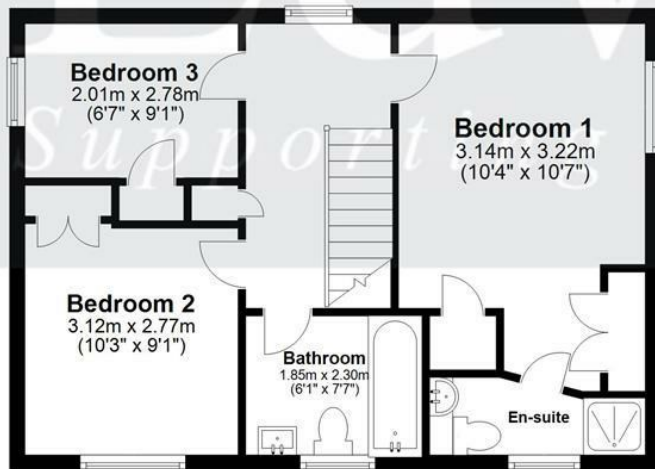




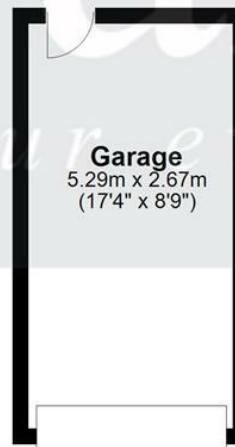
Ground Floor



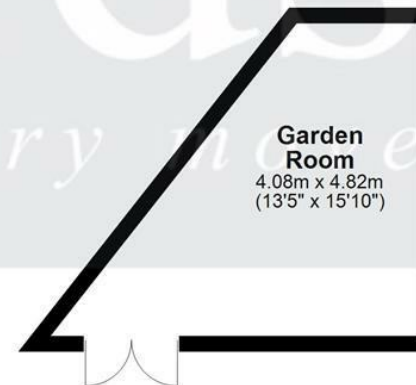
First Floor



Garage

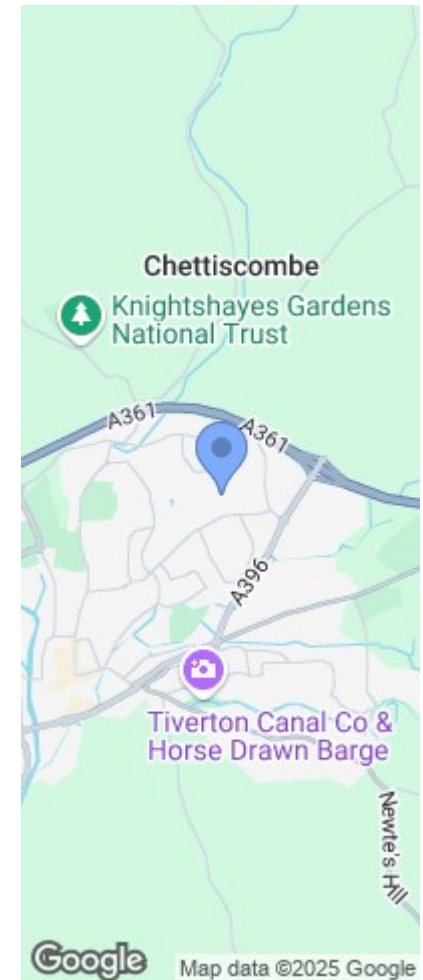


Outbuilding



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		85
(81-91) B		
(69-80) C	74	
(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



53 Bampton Street, Tiverton, Devon, EX16 6AL
Tel: 01884 257 997
sales@weldenedwards.co.uk

Welden
Edwards
Supporting your every move