



6 St. James Way, Tiverton, Devon EX16 6XH
£205,000

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****NO ONWARD CHAIN****

This charming two-bedroom terraced home is located in the sought-after Moorhayes development, conveniently positioned near local amenities and accessible bus routes. The property features off-street parking and a low-maintenance garden, making it an ideal choice for those seeking comfort and convenience.

Description

A well presented two bedroom house situated on the Moorhayes development, within easy access of many local amenities and bus routes.

The property offers an entrance hallway with doors to all living accommodation on the ground floor. To the front, the property offers a fully fitted kitchen with a range of wall and base units, plumbing for a washing machine, space for a fridge/freezer and a built in oven with a gas hob. Spanning the length of the rear, the lounge is of a good size with a door to the garden and a gas fire. A cloakroom finishes the downstairs with a WC and hand basin.

Upstairs, the property offers two bedrooms - both with fitted wardrobes - and a bathroom with a shower over the bath.

To the rear of the property is a well presented enclosed garden, perfect for anyone looking for a low maintenance outside space!

This property has gas central heating and is double glazed throughout.

There is one allocated parking space found to the front of the property.

Services and Council Tax

Mains Gas, Electricity, Water and Drainage.

Council Tax Band B.

Freehold

Ofcom approx Broadband Speeds: Superfast 80 Mbps, Ultrafast 1800 Mbps

Ofcom approx Mobile Speeds: EE, O2, Three & Vodafone - Limited

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.

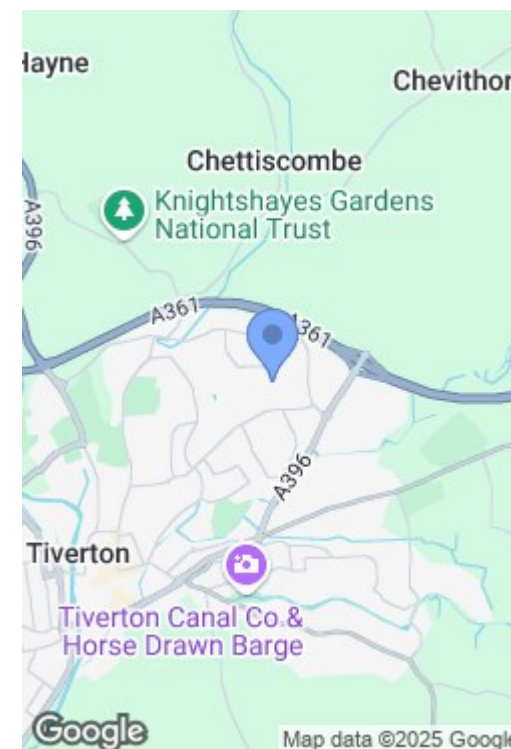
Sales enquiries

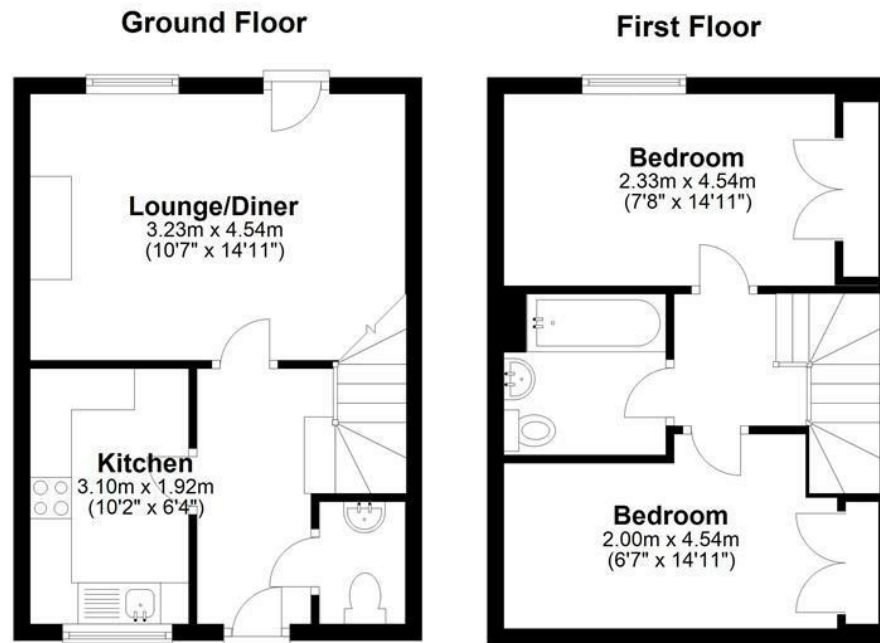
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

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		89
(81-91) B		
(69-80) C	69	
(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 





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

