



**36 Hawks Drive, Tiverton, Devon EX16 6WU**  
**Asking Price £244,000**

Welden  
**Edwards**  
*Supporting your every move*



# ***This fantastic home in the sought-after Moorhayes Development is now available for sale with no onward chain. It features three bedrooms, a spacious rear garden, a garage, and driveway parking!***

## **Description**

As you enter through the front door, you are welcomed by a spacious entrance hall that sets the tone for the entire home. To your left lies the large lounge and dining area—an inviting space that easily accommodates both your living and dining furniture. Expansive patio doors open to the rear garden, creating a harmonious connection between indoor and outdoor living.

Adjacent to the lounge, you'll find a modern kitchen adorned with a sleek arrangement of cream gloss wall and base units, providing ample storage. The kitchen includes an integrated oven and hob, with space designated for a fridge freezer and plumbing for a washing machine. A door conveniently leads to the rear garden, facilitating easy outdoor access.

Also on the ground floor is a convenient cloakroom and a spacious under-stair storage cupboard, perfect for keeping your home neat and organized.

As you ascend to the first floor, you'll discover three well-designed bedrooms along with a family bathroom. Bedrooms One and Two are both roomy double bedrooms, each equipped with built-in wardrobes. Bedroom Three presents a cozy single room, ideal for use as a guest room or home office. The family bathroom is well-appointed, featuring a bath with an overhead shower, a WC, and a hand basin to provide all the necessities.

Stepping outside, the rear garden serves as an impressive outdoor sanctuary, featuring a chic patio that's perfect for alfresco dining. Additionally, a garage with an up-and-over door and side access adds practicality to your lifestyle.

## **Council Tax, Services & Tenure**

Council Tax Band - C

Freehold

All Mains Connected

There is a yearly management charge of approx. £136.00

Ofcom Broadband Speeds: Ultrafast 1800 Mbps

Ofcom Mobile Signal: EE, Three, O2, Vodafone - 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](mailto: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.

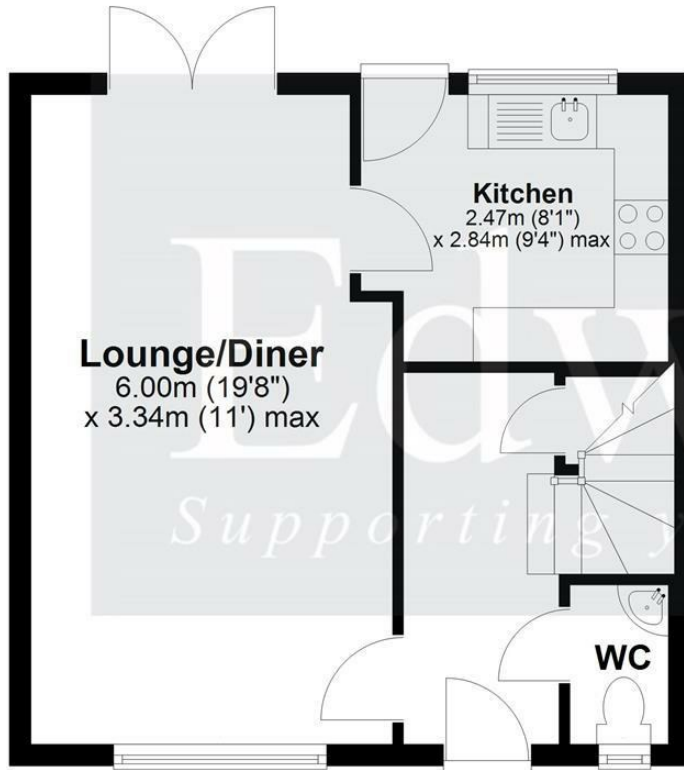
## **Disclaimer**

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.



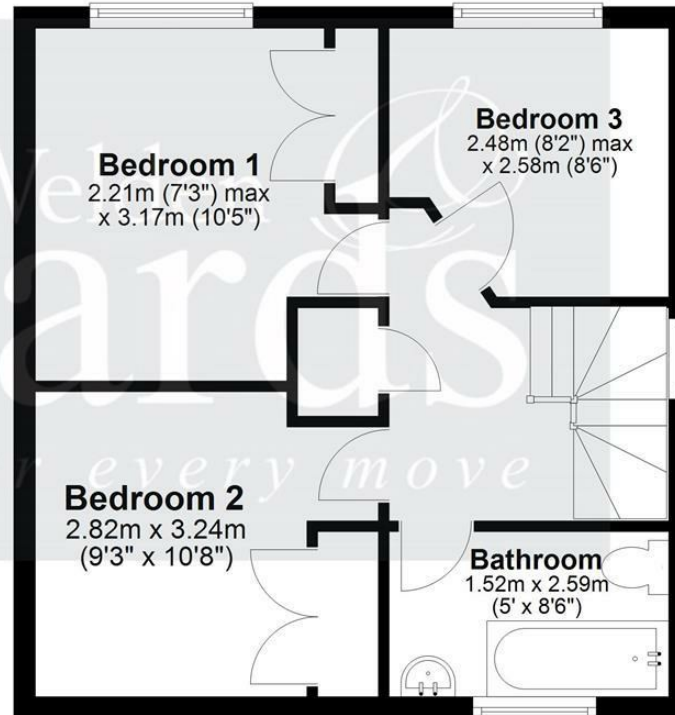
## Ground Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



## First Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



Total area: approx. 70.5 sq. metres (759.3 sq. feet)

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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 77      | 81        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

