



70 Fairby Close, Tiverton, EX16 6AB
Asking Price £335,000

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Tucked away in a sought-after corner of Moorhayes, this attractive three-bedroom home is offered to the market with no onward chain. Inside, you'll find three generously sized bedrooms, a spacious kitchen, a bright living room with patio doors opening to the garden, and a separate dining room—ideal for entertaining. Outside, the property benefits from a garage and private parking, making it a practical and inviting choice for families or first-time buyers.



Description
Beautifully presented and thoughtfully arranged across split levels, this three-bedroom home offers generous, light-filled living spaces ideal for modern family life.

The welcoming entrance hall provides access to a handy downstairs cloakroom and a bright, neutrally decorated lounge. French doors open directly onto the rear garden, creating a seamless connection to the outdoors and allowing natural light to flood the space. A large under stair storage cupboard completes this level.

A half-flight of stairs leads to a spacious dining room with wood-effect laminate flooring—perfect for entertaining or family meals. The adjoining kitchen is both practical and charming, featuring cream floor tiles, warm green walls, and a wide range of wall and base units. Integrated appliances include a fridge/freezer, built-in oven and hob, with space for a washing machine and dishwasher. To the rear, a conservatory offers a peaceful spot to enjoy garden views year-round. Upstairs, the primary bedroom is a true retreat—generously sized with a dedicated dressing area, extensive fitted wardrobes, and a stylish en-suite shower room. This suite easily accommodates a super king bed. A family bathroom with shower over bath completes this level.

A further half-flight of stairs leads to the top floor, where two additional double bedrooms await—both well-proportioned and filled with natural light. An airing cupboard provides useful storage.

Outside, the fully enclosed south-west facing rear garden is thoughtfully arranged across two tiers, offering both practicality and charm. The lower level is laid mainly to lawn and features a paved patio area, ideal for outdoor dining or family playtime. A further patio terrace on the upper tier provides an elevated space perfect for relaxing or entertaining, making the most of the garden’s layout and sunshine throughout the day. Sheltered side access leads to the driveway, which offers off-road parking for two vehicles and a garage equipped with power, lighting, and an electric up-and-over door.

Additional benefits include solar panels, generating approximately £1,000 per year in income—an eco-friendly and cost-effective bonus.

Council Tax, Tenure and Services

Council Tax Band - C
Freehold
All Mains Connected

Ofcom Broadband Speeds: Ultrafast 1800 Mbps
Ofcom Mobile Signal: Three, EE & Vodafone - Likely - O2 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.

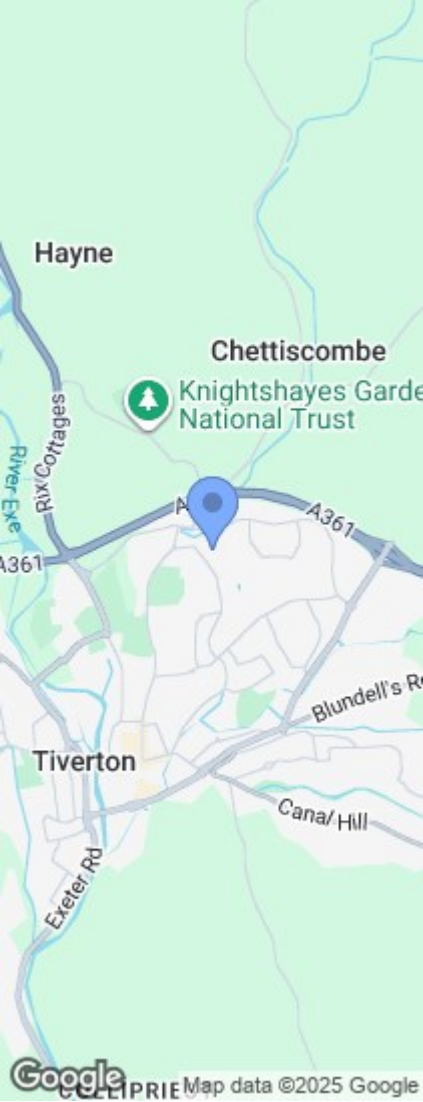
Tiverton

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.

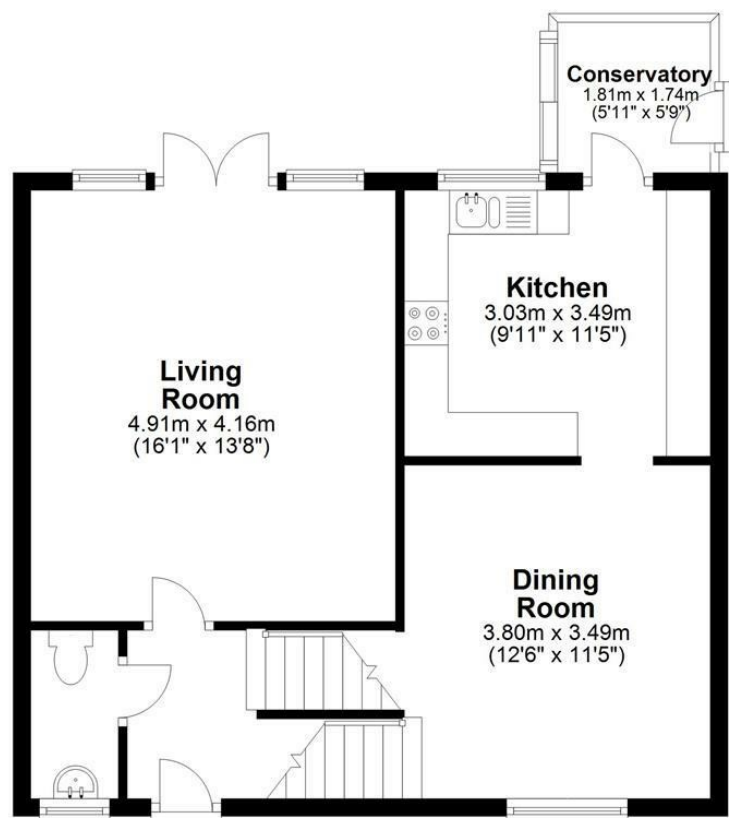
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



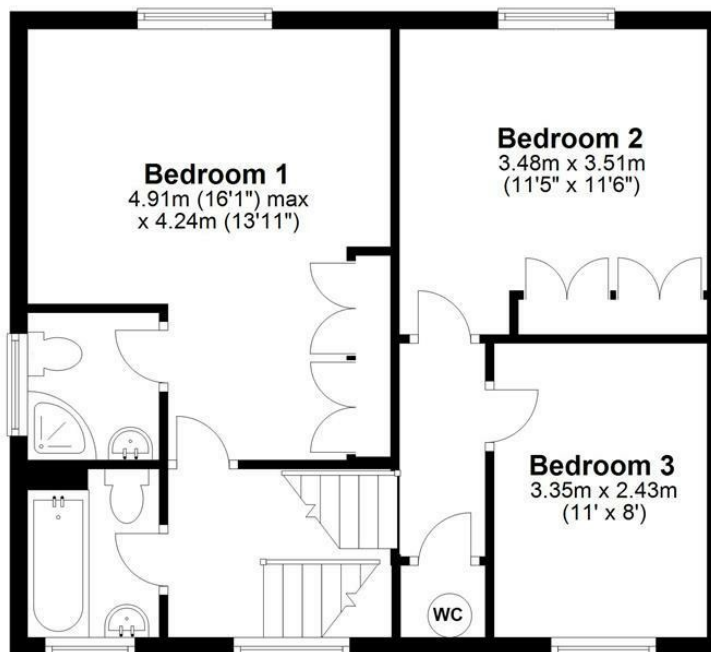




Ground Floor



First Floor



Total area: approx. 107.4 sq. metres (1156.2 sq. feet)

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

