



10 Swan Avenue, Tiverton, EX16 6FD  
Asking Price £270,000

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

*A beautifully maintained three-bedroom semi-detached home, perfectly positioned within the sought-after Moorhayes development.*

**Description**

Step inside this beautifully presented home and be welcomed by a spacious entrance hall, offering a warm and inviting first impression. Generously sized, the hallway features a large under-stairs cupboard—ideal for neatly storing coats, shoes, and everyday essentials. A convenient cloakroom is also located here, complete with a WC and hand basin. To the right, a door opens into the stunning lounge-diner—a bright and airy space bathed in natural light from a large front window and rear patio doors. This versatile room easily accommodates both living and dining furniture, making it perfect for relaxing or entertaining. From the lounge-diner, step into the stylish modern kitchen, fitted with an attractive range of grey shaker-style wall and base units, complemented by sleek black handles and marble-effect worktops. Integrated appliances include a fridge-freezer, dishwasher, oven, and hob—offering both practicality and a touch of luxury. A rear door provides direct access to the garden.

Upstairs, the first floor hosts three well-proportioned bedrooms and a contemporary family bathroom. Bedrooms One and Two are spacious doubles, both featuring built-in wardrobes, while Bedroom Three is a charming single—ideal as a nursery, home office, or guest room. The family bathroom is finished to a high standard, with modern grey tiling, a vanity unit, WC, and a bath with shower over. An airing cupboard adds further storage convenience.

Outside, the rear garden is designed for low-maintenance living, featuring a patio seating area perfect for alfresco dining, along with a neat lawn. A rear gate provides easy access to the garage and driveway parking.

**Council Tax, Services & Tenure**

Council Tax Band - C  
Freehold  
All Mains Connected

Ofcom Mobile Signal - EE, Three, Vodafone - Likely -- O2 Limited  
Ofcom Broadband Download Speeds - Ultrafast 1800 Mbps

**Tiverton**

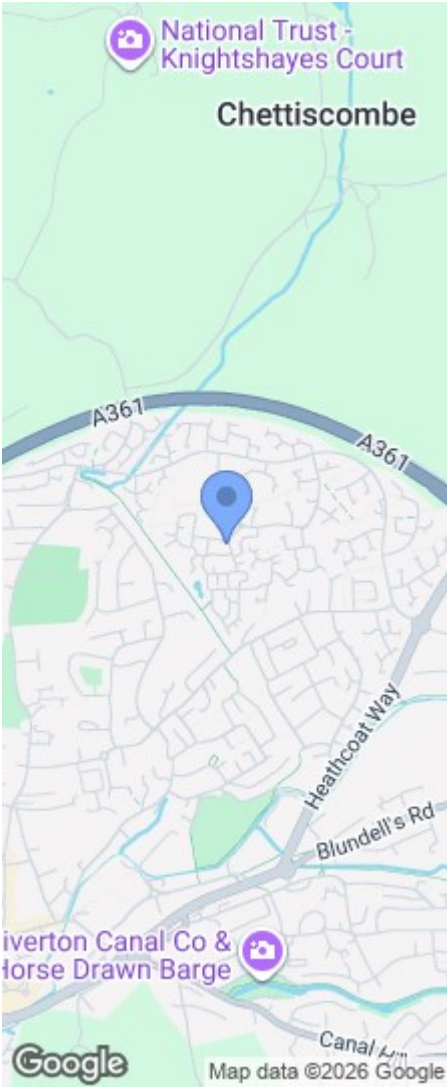
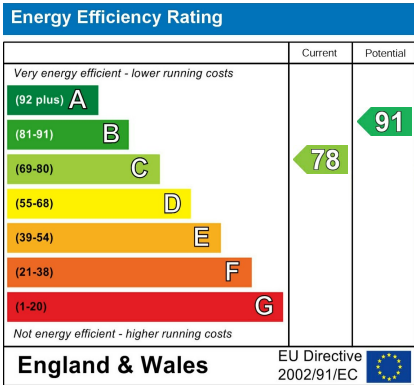
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

**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](mailto: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.



## Ground Floor

Approx. 39.4 sq. metres (424.2 sq. feet)

## First Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



Total area: approx. 78.7 sq. metres (846.9 sq. feet)

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



