



OIRO £330,000

3 Bedroom Semi-Detached House for sale
62 Moore Drive, Tiverton





Overview

Welcome to '62 Moore Drive', a rare opportunity to purchase an excellent example of a David Wilson home located within the highly sought-after 'Braid Park' development.

This immaculate, brick-built, semi-detached property is within easy reach of local amenities and boasts 3 generous bedrooms providing ample space for a growing family.

With one year remaining of the builder's warranty & 9 years remaining on the NHBC warranty, this property is a must for early viewing.



Key Features

- 3-BED SEMI-DETACHED DAVID WILSON HOME
- QUIET CUL-DE-SAC LOCATION
- LARGE ENCLOSED REAR GARDEN
- 3 PRIVATE PARKING SPACES
- 1 YEAR BUILDERS WARRANTY REMAINING
- 9 YEARS NHBC WARRANTY REMAINING
- WHAT3WORDS: [///horizons.dolly.tricks](https://www.what3words.com/horizons.dolly.tricks)
- VIRTUAL TOUR AVAILABLE - CALL OR EMAIL (24/7)





ON ARRIVAL

Arriving at your next home you will notice this brick-built property has great curb appeal; bordered by mature trees and situated on a much sought-after, corner-plot within a quiet cul-de-sac, this exceptional family home also boasts private parking for 3 vehicles.

MOVING INSIDE

Welcoming you into your new home is a large, elegant entrance hall, with feature flooring & a wide open stairwell. The ground floor has been designed for modern family living with a contemporary kitchen & a spacious family lounge which naturally flows into the large lawned garden.

The kitchen/breakfast room has sleek high-gloss contemporary units and integrated appliances including, an oven and gas hob, fridge-freezer, a dishwasher and space for a washer/dryer. There is also room to comfortably seat 6 people at a dining table, so you'll soon be preparing family meals while the children are doing their homework.

But the heart of this home is the large family lounge area which is flooded with natural light from the double patio doors that open out onto the rear garden; this space is perfect for entertaining family and friends whatever the weather.

The lounge also benefits from a walk-in cupboard which is ideal to store the children's toys before sitting down for a relaxing evening with a good movie and a glass of wine.

Completing the ground floor is a spacious cloakroom/wc with ample space for additional storage.

UPSTAIRS

Moving upstairs you'll find 3 generous bedrooms, the master with an en-suite and a large family bathroom.

The master suite, with room for a king-size bed & wardrobes also boasts a large en-suite shower-room, comprising of a shower, sink and toilet. The second king-size bedroom, overlooking the rear garden is light and airy with space for additional bedroom furniture.

Completing the upper floor, is the 3rd bedroom or home office overlooking the rear garden & the modern family bathroom comprising of a full-size bath with shower, sink & toilet.

IN THE GARDEN

The exceptionally large enclosed garden, currently laid to lawn with mature trees to the right providing privacy, is a blank canvas for all budding garden designers. There is space to be creative, from patio areas to garden rooms, perfect for those family BBQs or those tranquil moments with a good book; there is even plenty of space for the obligatory family trampoline.

The rear of this home can also be accessed through a side gate on the right-hand side of the property, a must when returning with the dogs after a muddy walk on the moors or along the Grand Western Canal. There is also room for additional external storage.

AROUND THE LOCAL AREA

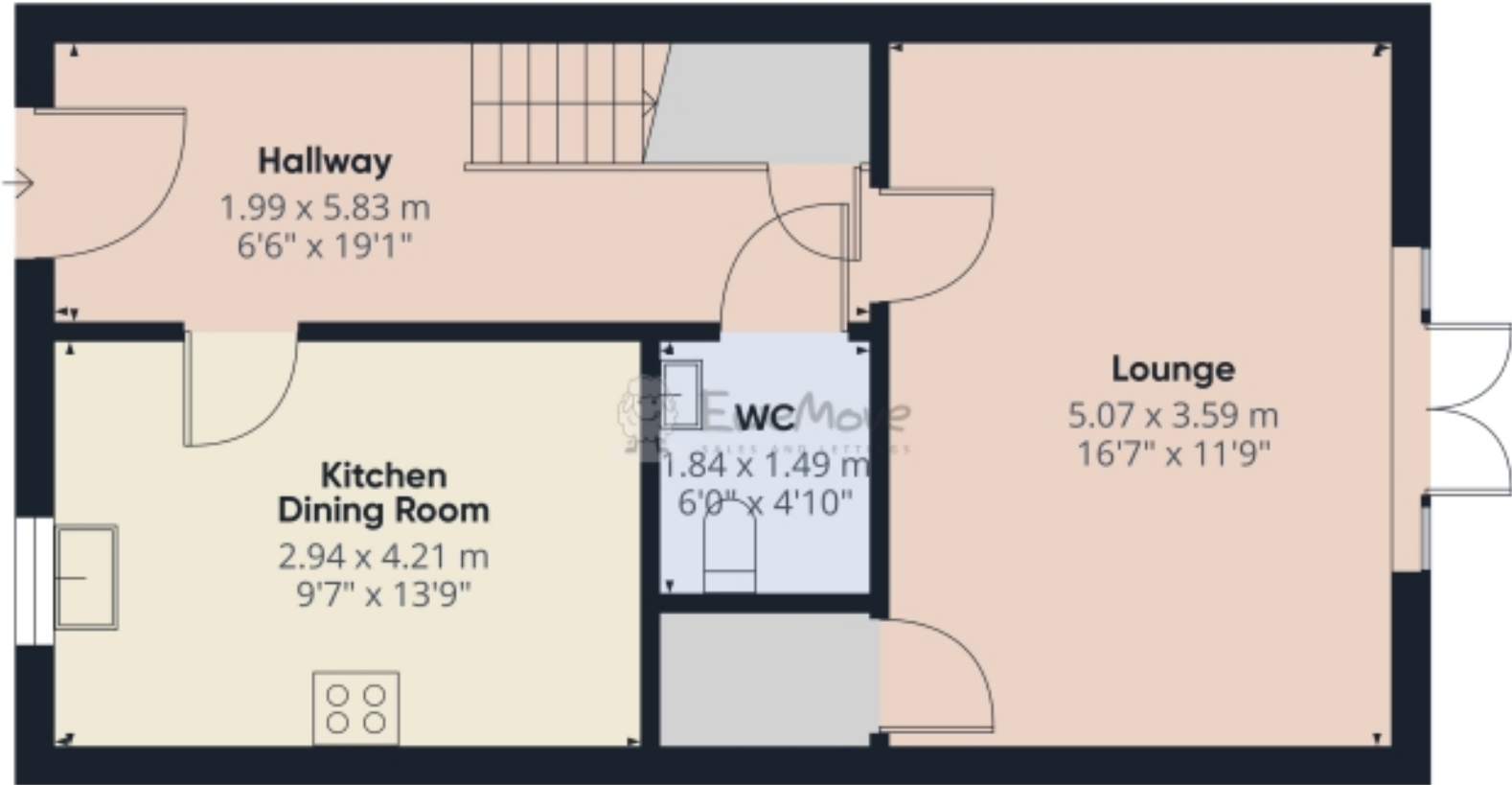
Moore Drive is located within the popular residential area of 'Braid Park located on the edge of the market town of Tiverton which provides an excellent range of shopping, lifestyle and educational facilities.

This historic market town boasts some unique attractions. It is home to the award-winning Grand Western Canal Country Park, with 11.5 miles of canal meandering through the Devon countryside. Also, Tiverton possesses its very own castle, originally built in the 11th Century but later adapted in the 13th and 14th centuries. It is now a private family home but is open to the public on selected days during the week. The Castle contains a pretty courtyard garden and an extensive armour collection.

West along the link road provides access to the AONB of North Devon or Eastward to the M5 (J27) providing quick access to the city of Exeter or the county town of Taunton, both less than 25 miles away and offering unique leisure & recreational experiences. With Tiverton Parkway railway station less than 10 miles away the bright lights of the London can be reached within 2 hours.

NOTE: SOME IMAGES HAVE BEEN VIRTUALLY DRESSED

Floorplans



Approximate total area[®]
48.5 m²
522 ft²

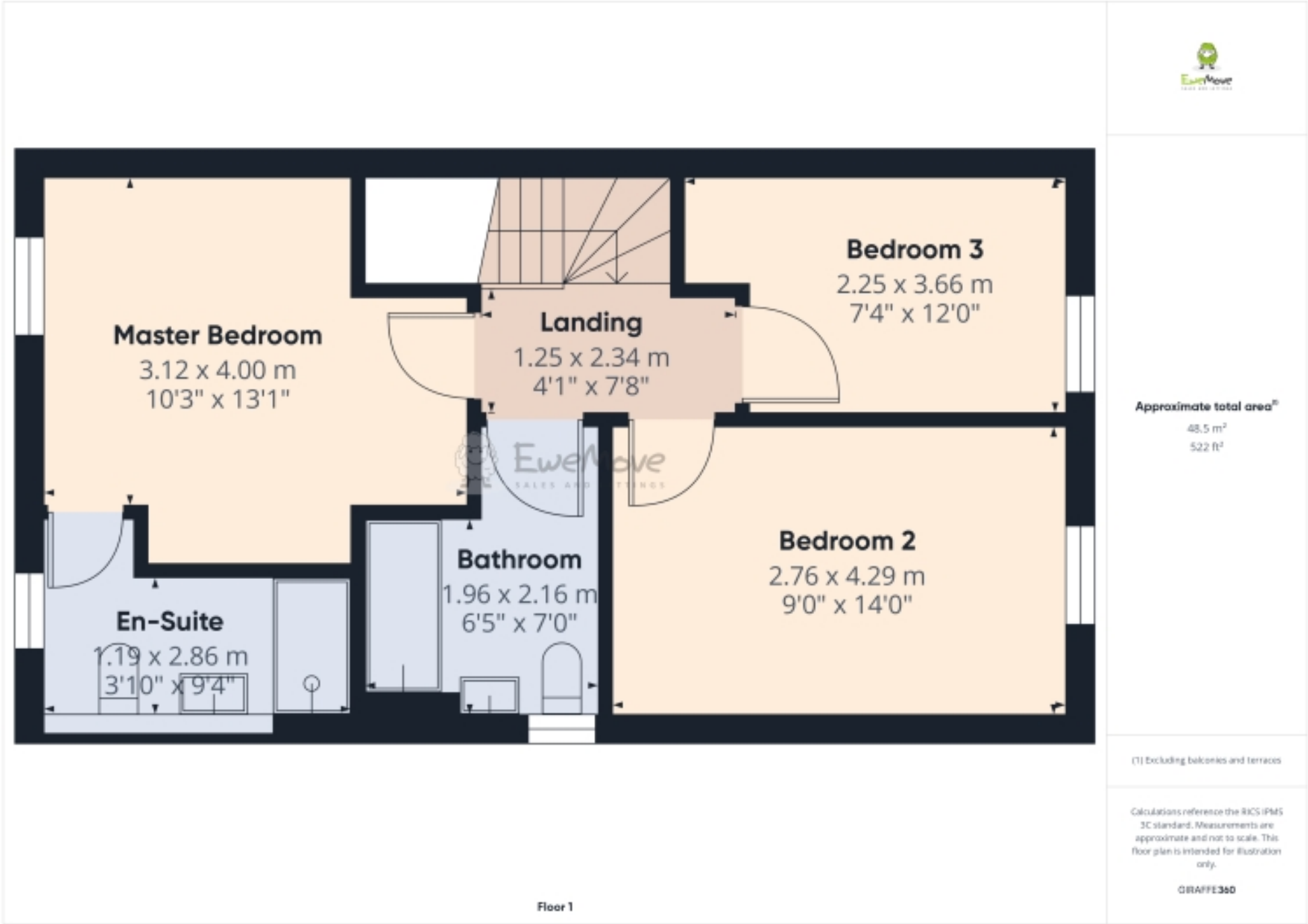
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

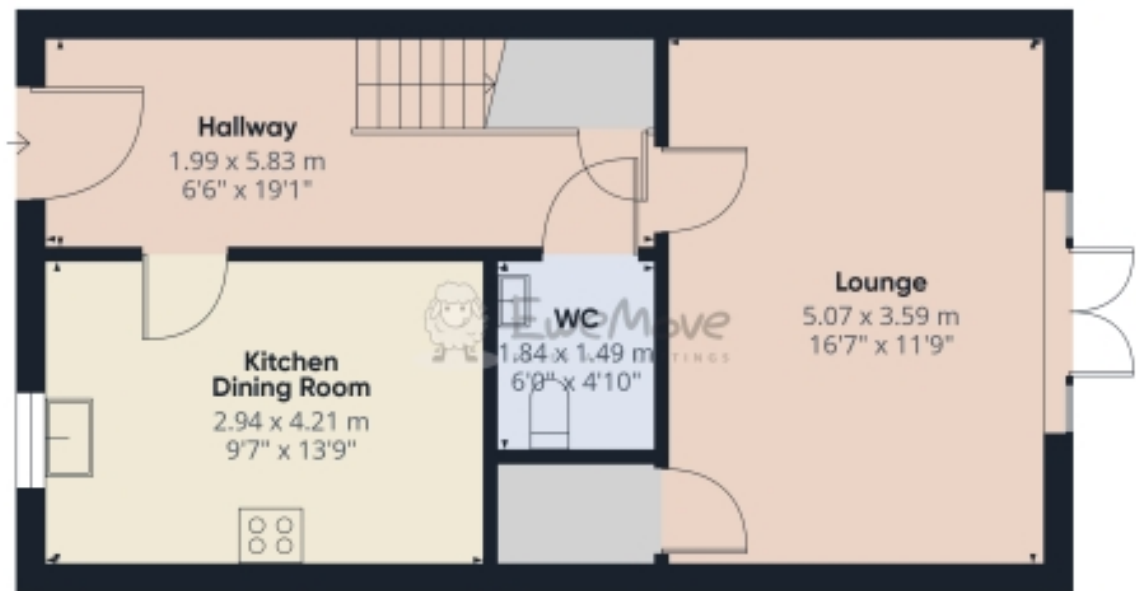
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Floor 0

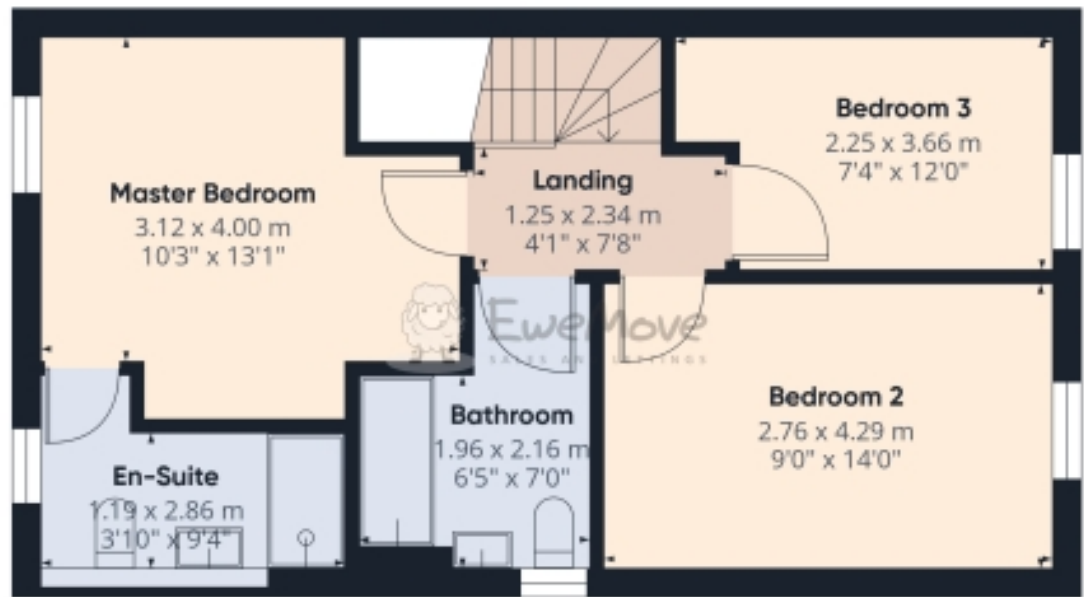
Floorplans



Floorplans



Floor 0



Floor 1



Approximate total area⁽¹⁾
97 m²
1044 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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