



Moore Drive, Tiverton EX16 4FU



welcome to

Moore Drive, Tiverton

GUIDE PRICE £450,000- £460,000. Situated on the Blundells side of Tiverton is this exceptional family residence which offers four double bedrooms. In brief there is superb kitchen/dining living room, separate lounge. Utility and cloakroom. Master with en-suite shower room. Off Road Parking & Garage.

Description

GUIDE PRICE £450,000- £460,000. This almost new home benefits from the remainder of the 10 year warranty and many upgraded features throughout. Located on the Blundells side of Tiverton you will find this exceptional family home. Overlooking a green area and fields beyond this property occupies a favourable position.

Upon opening the front door you are greeted by a light and airy entrance hall, with lots of space for coats and shoes. This home benefits from lots of useful storage cupboards throughout. From here doors lead to all rooms. Be ready to be blown away by the sociable kitchen/living/dining space. The kitchen is very well appointed with integrated appliances and lots of cupboard space. An island creates the perfect spot for cooking with the children and doubles up as a breakfast bar for coffee with friends perhaps. There is space for a dining table and even a small sofa. Double doors lead to the rear enclosed garden. This home further benefits from a utility room, a door from here provides access to the driveway and garage. The spacious lounge is front aspect with a bay window overlooking the green area and the hills beyond. Completing the ground floor is a cloakroom with storage cupboard.

Upstairs you will find four double bedrooms, the front facing bedrooms are similar in size and enjoys views over the green space and beyond. The master bedroom is very spacious our vendors have a super king bed. This room benefits from an en-suite shower room.

Completing the upstairs is a modern family bathroom and a further storage cupboard. Externally the property benefits from a rear enclosed garden which is laid to lawn. There is a garage and long driveway with electric charging point. The front garden is laid to lawn.

Whilst this property has been briefly occupied it benefits from a remainder of the NHBC warranty and the upgraded features our vendors have added from standard.

If you like what you see contact Fox & Sons today to arrange a viewing of this lovely family home!

Entrance Hall

Door to front opening into a welcoming hallway. With Double glazed window to front. Doors leading to all rooms, storage cupboard and stairs to first floor.

Cloakroom

Double glazed window to front. Wash hand basin, WC and radiator. Storage cupboard ideal for storing your Hoover.

Kitchen/dining/living Room

23' 11" x 14' 7" (7.29m x 4.45m)

Open plan Kitchen dining living space. Double doors to rear, double glazed windows to rear. The kitchen has an extensive range of wall and base units with work surfaces over, stainless steel sink and drainer, splash back. Integrated electric hob with extractor fan over, double oven, dishwasher, fridge/freezer. There is a super island which is also a breakfast bar. There is space for a table and a small sofa. There is also a television point and two radiators.

Utility

7' x 5' 1" (2.13m x 1.55m)

UPVC door to side leading to the driveway and garage. Base units with work top over, space for a tumble dryer, and space and plumbing for a washing machine. There is a wall hung gas central boiler and extractor fan.





Lounge

17' 1" Plus Bay Window x 11' (5.21m Plus Bay Window x 3.35m)

A spacious lounge with double glazed bay window to front where you can admire the green open space and hills beyond. There is a television point and two radiators.

Landing

A lovely and light landing with doors to all rooms, stairs rise from ground floor. Storage cupboard, inset loft access and a radiator.

Bedroom One

13' 5" x 13' 4" (4.09m x 4.06m)

Spacious double bedroom with double glazed window to rear, television point, thermostat, radiator, door to en-suite shower room.

En-Suite

Double glazed window to side. Wash hand basin, WC, large walk in shower cubicle with shower, heated towel rail, shaver point, extractor fan.

Bedroom Two

13' 5" Max x 10' 4" Max (4.09m Max x 3.15m Max)

Double glazed window to rear. Radiator.

Bedroom Three

11' 3" x 9' 11" (3.43m x 3.02m)

Double glazed window to front. Radiator, Views over the green area and hills beyond.

Bedroom Four

9' 11" x 8' 10" (3.02m x 2.69m)

Double glazed window to front. Two storage cupboards, one over the stairs and radiator. Views over the green area and hills beyond.



Bathroom

Double glazed window to side. Wash hand basin, WC, bath with shower over, tiled splash back, extractor fan.

Front Garden

The front garden is laid to lawn with shrub borders.

Rear Garden

The rear garden is fully enclosed and is laid to lawn. A pathway leads to the gate which gives access to the garage and driveway.

Garage

Up and over door with power and lighting, eaves storage.

Parking

Off road parking in front of the garage with electric charging point.

Services

Mains electric, gas, water and drainage.

Council Tax Band E

Management Fee

Annual management fee is £207.58

Location

Located on the edge of the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, surgeries. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.

Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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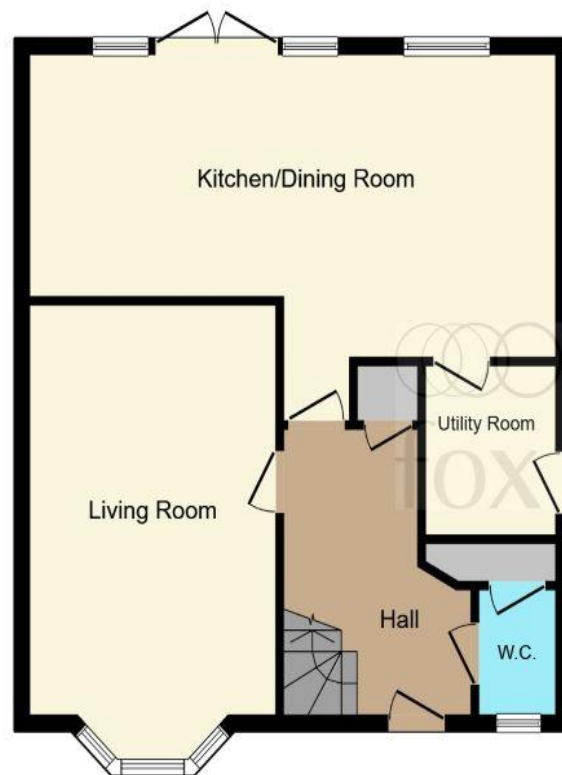
Moore Drive, Tiverton

- GUIDE PRICE £450,000- £460,000.
- Four Double Bedrooms
- Superb Kitchen/dining/living space
- Spacious Lounge with Bay Window
- Council Tax Band E

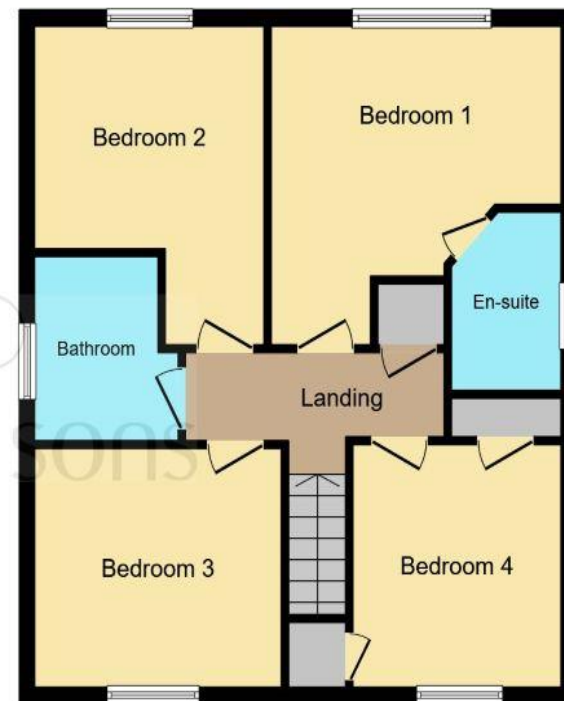
Tenure: Freehold EPC Rating: B

guide price

£450,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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