



**Hayne Court, Tiverton EX16 6UY**



**welcome to**

## **Hayne Court, Tiverton**

A great four bedroom semi detached home with a larger than average garden. The accommodation includes a modern stylish kitchen which is open to the dining space. Cloakroom and Utility room. Spacious dual aspect lounge, master with en-suite shower room. Off road parking and a garage. NO CHAIN.

### **Description**

Located on the edge of Moorhayes within close proximity of Knighthayes is this superb four bedroom semi detached house. The property boasts fantastic accommodation for family living & is presented well. On entering the property is a spacious entrance hall with stairs rising to the first floor, to the left leads to the sociable Kitchen/diner which is well equipped. Doors lead out to the rear enclosed garden. The spacious lounge is dual aspect with a feature gas fire and patio doors opening to the rear garden, completing the ground floor is a utility room and a cloakroom.

Stairs lead to the first floor which has a very spacious landing leading to the four bedrooms & family bathroom. The master bedroom is spacious and benefits from a newly fitted en-suite shower room. There are a further three bedrooms and a family bathroom.

Externally the property has off road parking to the front as well as a garage. The landscaped rear garden is a great size and is mainly laid to lawn with raised beds. Completing the garden is a large patio area with a veranda and bar making it a great sociable space. The property further benefits from a home office which is equipped with power and electric. Book your viewing today to appreciate all this property has to offer!

### **Entrance Hall**

Door to front. Telephone point, doors to all rooms, stairs to first floor.

### **Cloakroom**

Double glazed window to front. Wash hand basin, WC, radiator.

### **Lounge**

11' 3" x 19' 9" ( 3.43m x 6.02m )  
Double glazed windows to front. The dual aspect lounge has television and telephone points, gas fire, patio doors to the rear leading out to the rear garden, two radiators.

### **Kitchen**

12' 7" x 9' 3" ( 3.84m x 2.82m )  
Double glazed windows to rear and side. The modern kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, cooker, extractor hood, integrated microwave, fridge and dishwasher. This is a light and bright room being dual aspect with an opening into the dining room.

### **Dining Room**

10' 1" x 9' 2" ( 3.07m x 2.79m )  
Patio doors to the rear. Opening through to the kitchen, radiator.

### **Utility**

6' 10" x 9' 3" ( 2.08m x 2.82m )  
Double glazed window to front and door to side. The utility has wall and base units, sink and drainer, space for washing machine and tumble dryer, wall hung boiler.





### Landing

Stairs from the ground floor. Airing cupboard, doors to all rooms, radiator, loft hatch.

### Bedroom One

10' 9" x 11' 2" ( 3.28m x 3.40m )  
Double glazed window to front. Built in wardrobes, radiator, door to en-suite.

### En-Suite

Double glazed window to front. Wash hand basin, WC, shower cubicle, heated towel rail, spots, extractor fan,

### Bedroom Two

10' 9" Max x 9' 4" ( 3.28m Max x 2.84m )  
Double glazed window to rear. Built in wardrobes, radiator.

### Bedroom Three

10' 2" x 9' 4" ( 3.10m x 2.84m )  
Double glazed window to front. Television point, radiator.

### Bedroom Four

11' 2" x 8' 8" ( 3.40m x 2.64m )  
Double glazed window to rear. Built in wardrobes, television point, radiator.

### Bathroom

Double glazed window to rear. Wash hand basin, WC, bath with shower over, part tiled, shaver point, spot lights, radiator.

### Summer House/Office

7' 3" x 7' 4" ( 2.21m x 2.24m )  
The summer house has power and lighting, electric heater, own fuse board.

### Front Garden

The front garden is low maintenance with gravel and enclosed with a wrought iron fence.

### Rear Garden

The rear enclosed garden is landscaped with a veranda, patio area, artificial grass, raised flower beds, water tap and bar.

### Garage

16' 1" x 8' 11" ( 4.90m x 2.72m )  
Please note this property includes one garage which is the one to the right hand side. Up and over door.

### Services

Mains electric, gas, water and drainage.

Council Tax Band D

### Location

Situated within the popular Moorhayes park area within close proximity to Tesco Express, day care nursery and Moorhayes community centre. Local primary and secondary schools are also in close proximity. Tiverton is a thriving market town with an excellent range of educational facilities and shops. Tiverton has good road links with easy access to Junction 27 off the M5 motorway and adjacent mainline station (Paddington in about two hours).

### Office Hours

Monday - Friday 9am- 6pm  
Saturday- 9am- 4pm  
Sundays - Closed



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## Hayne Court, Tiverton

- Four Bedroom Semi Detached Home
- Modern Kitchen/ Diner
- Spacious Lounge
- Cloakroom & Utility Room
- Council Tax Band D

Tenure: Freehold EPC Rating: C

**£375,000**



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](http://www.focalagent.com)

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