



56 Alsa Brook Meadow, Moorhayes, Tiverton, EX16 6RY

Price £320,000

Council Tax: C Freehold

**LARGE FAMILY HOME WITH TWO SITTING ROOMS & FOUR BEDROOMS!** - Situated within a few minutes' walk of Tiverton High School and Leisure Centre this **FOUR/FIVE BEDROOM** family home offers spacious and adaptable accommodation throughout with Garage and off road parking.

The accommodation comprises an entrance porch leading in to an entrance hall with stairs leading to all floors with the ground floor offering a cloakroom and dual aspect lounge/dining room with French doors overlooking and leading out to the rear garden and archway leading to the kitchen. The first floor landing space leads to bedroom four, currently used as an office, with a double room as bedroom three and a large dual aspect lounge with double glazed French doors to the front and rear aspects both benefitting from a Juliet balcony overlooking the rear garden and large greensward area to the front. This also offers the adaptability of creating bedroom five if required for growing families.

The second floor landing leads to bedroom one which offers built in wardrobes and an ensuite shower room, while bedroom two is a good size double bedroom with built in wardrobes. Outside, the rear garden offers a low maintenance area with pleasant patio seating area with door to the large single garage and gate to rear leading to an off road parking space. To the front there are flower beds and pathway leading to the new entrance door over looking the large greensward area. Also Brook Meadow is positioned within a short walk of Tiverton High School and the leisure centre with Morrisons Superstore, Snap Fitness and Petroc College also within easy reach. The North Devon Link road sits behind the residential area that leads to the M5 for Parkway mainline station leading to Paddington London or Reading Station for the Elizabeth Line to central London or Exeter City airport and City Central.



## Canopy Entrance Porch

Leading in with inset spotlight and composite entrance door to

## Entrance Hall

A welcoming entrance hall fitted with laminate wood flooring, radiator, telephone point, coving, spindle balustrade stairwell leading to first floor and storage cupboard under

## Cloakroom

A white suite comprising of a low level w.c. and wash hand basin with tiled splashbacks, radiator and uPVC double glazed window to front aspect.

## Lounge/Diner

Offering a tiled flooring with laminate wood flooring, radiator, uPVC double glazed windows to front aspect overlooking a greensward area with french doors and Juliet balcony over looking the rear garden, coving t.v. & telephone point, opening and leading to.

## Kitchen

Fitted with a square edge worktop offering a stainless steel single trainer sink unit with mixer

tap, and a wide range of cupboards and drawers with matching eye level cupboards, space for double oven and gas hob with integrated cooker hood above, tiled splashbacks, space for fridge/freezer, space and plumbing for washing machine and dishwasher, tiled flooring with wall mounted glow-worm boiler servicing hot water and heating, inset spotlighting and uPVC double glazed window to rear aspect overlooking rear garden.

## First Floor Landing

A spindle balustrade stairwell leading to the second floor landing with doors leading to

## Sitting

## Room/Bedroom Five Option

A dual aspect sitting room that is light and airy offering French doors with Juliet balcony to front and rear aspects, currently used as a family room to entertain fitted with a gas fire, two radiators and t.v. point.

## Bedroom Three

A double bedroom offering radiator, telephone point

and uPVC double glazed window to rear aspect.

## Bedroom Four

Currently used as an office fitted with radiator and uPVC double glazed window to front aspect.

## Family Bathroom

A white suite comprising of a panelled bath with a triton electric shower over and mixer tap with shower screen and shower curtain, low level w.c., pedestal wash hand basin, radiator, shaver point, part tiled, extractor fan, tiled flooring and uPVC double glazed window to rear aspect and door leading to airing cupboard.

## Second Floor Landing

A spindle balustrade stairwell leading to

## Bedroom One

A double bedroom offering radiator and sliding door built in wardrobe cupboards, loft hatch leading to attic space and door leading to

## Ensuite Shower Room

A white suite comprising of a raised shower cubicle with mains shower and



glass screen doors, pedestal wash hand basin with mixer tap and low level w.c., radiator, part tiled with inset spotlighting, extractor fan, shaver point and vanity storage unit.

## Bedroom Two

A double bedroom offering a radiator and built-in double wardrobe with uPVC double glazed window to rear aspect offering pleasant views out

## Rear Garden

A southerly facing rear garden offering large area laid with shingle stone, pathway leading to French doors to ground floor reception room.

## Garage

A spacious garage with up and over door to front, rear door offering light and power.

## Parking

To the rear there is one off Road parking space with area used in front of the garage .

## Front Garden

Offering flowerbeds with pathway leading to entrance door

## What3Words

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## Services

Mains Gas, Electric, Water and Sewerage.

Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile

signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

## Agent Note

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you

benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.





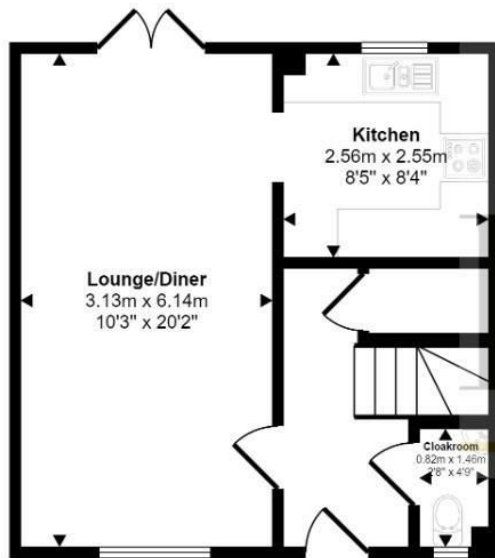
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



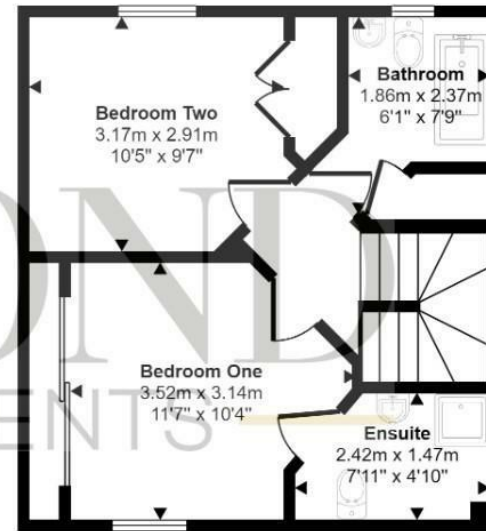
Approx Gross Internal Area  
123 sq m / 1325 sq ft



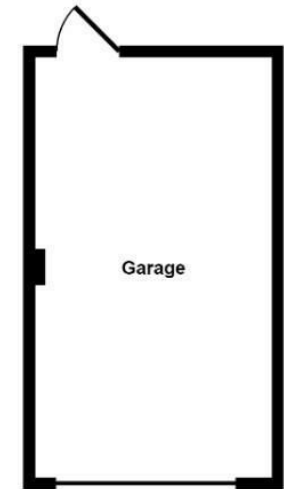
Ground Floor  
Approx 36 sq m / 385 sq ft



First Floor  
Approx 36 sq m / 387 sq ft



Second Floor  
Approx 36 sq m / 387 sq ft



Garage  
Approx 15 sq m / 166 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.