



52 Hawks Drive, Tiverton, EX16 6WU

Freehold

Asking Price £300,000

Council Tax Band - C

Beautiful Three Storey Home in Tiverton

Located in the sought after Moorhayes area, this beautifully presented three storey home offers spacious and versatile living. Ideal for families and professionals, it provides excellent access to local amenities, transport links, and stunning countryside views.

Step into a bright entrance hallway with stylish tiled flooring and under-stairs storage. The modern cloakroom features a low level WC and an automated wash basin. The inviting lounge boasts wood effect laminate flooring, a front facing window and a seamless flow into the dining area and kitchen.

The dining area opens to the rear garden via double doors, while the stylish kitchen includes wood effect worktops, an integrated oven, induction hob and space for appliances.

The first floor offers a spacious bedroom with countryside views and a radiator. A second lounge (currently used as a bedroom) features dual aspect windows, a Juliet balcony, a feature fireplace and stylish uplighters. A third versatile bedroom/office with a front aspect completes this level.

On the top floor, a modern bathroom includes a panelled bath with shower attachment, pedestal wash basin and WC. The master bedroom has a front facing window, radiator and ensuite with a shower cubicle, WC and wash basin. A further bedroom enjoys countryside views, a built in double wardrobe and a radiator.

The low maintenance, south east facing rear garden features a patio, artificial grass, a storage shed and access to the garage and driveway.

The property is close to Tesco Express, leisure facilities and gyms with a bus stop nearby. The North Devon Link Road offers quick access to the M5, Exeter, and Tiverton Parkway station with direct trains to London Paddington.

Welcome to this stunning and well maintained three storey home, perfectly positioned in the desirable Moorhayes area of Tiverton. Offering spacious and versatile accommodation, this property is ideal for families and professionals alike, with excellent access to local amenities, transport links and scenic countryside views.

Entrance Hallway

Upon entering, you are welcomed into a bright and inviting entrance hallway featuring stylish tiled flooring, a radiator, a telephone point and an understairs storage cupboard.

Cloakroom

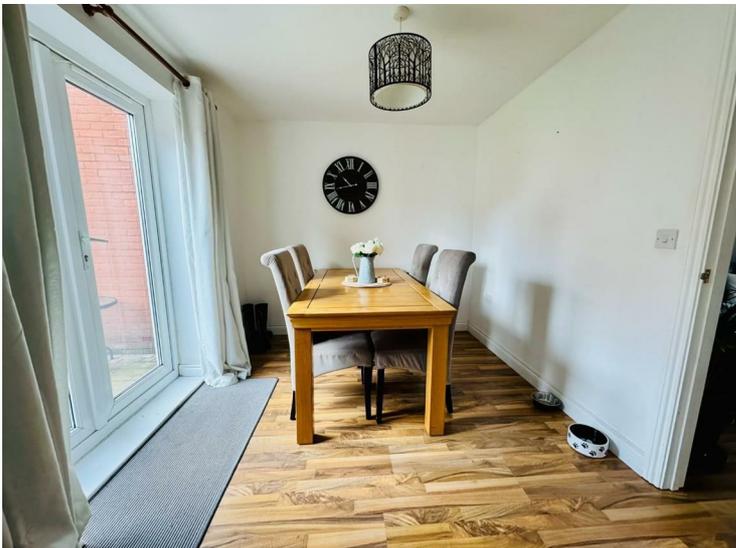
Modern white suite with low level WC, automated wash basin, tiled splashback, radiator and a frosted window to the front aspect.

Reception Room



A well proportioned living space with a window to the front aspect, radiator, television point, and elegant wood effect laminate flooring that flows seamlessly into the dining area and kitchen.

Dining Area



Double doors leading to the rear garden, radiator and an open archway into the kitchen.

Kitchen



Modern and stylish, featuring a range of cupboards and drawers with wood effect worktops, an integrated electric oven with induction hob, a 1/4 sink with a mixer tap, tiled splashbacks, matching wall mounted cupboards with spotlights along with spaces for a washing machine and a fridge freezer. A window overlooks the rear garden.

First Floor Landing

With stairs to second floor accommodation and plenty of natural light provided by the half landing windows. Doors off to

Bedroom Four



A generously sized room with a window to the rear, offering beautiful rooftop and countryside views and a radiator.

Lounge (currently used as a bedroom)



Dual aspect windows to the front and rear with double doors opening onto a Juliet balcony, feature fireplace with electric fire, telephone and internet points and stylish uplighters.

Bedroom/Study



A versatile room with a front aspect window and radiator.

Second Floor Landing

With doors off to

Bathroom



A modern suite comprising a panelled bath with a Victorian style mixer tap and shower attachment, pedestal wash basin, low level WC, tiled splashbacks, radiator, extractor fan and a cupboard housing the gas boiler.

Bedroom One



Spacious double bedroom with a window to the front aspect, radiator, and access to an ensuite.

Ensuite



Featuring an obscure glazed window, shower cubicle with mains shower, concealed system WC, pedestal wash basin, tiled splashback, tile effect vinyl flooring and a radiator.

Bedroom Two



A well sized bedroom with a rear aspect window, countryside views, radiator and a built-in double wardrobe with hanging space and shelving.

Outside



The low maintenance rear garden is perfect for outdoor enjoyment, featuring a paved patio area with a path leading to the single garage courtesy door, a further paved area with a storage shed, and artificial grass for easy upkeep. The garden is south east facing, ideal for making the most of the sunlight. There is also a gated access leading to the driveway providing parking for TWO cars.

Services

Mains electric, water, sewage and gas central heating with combi boiler.

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>

What3words

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Agents Notes

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

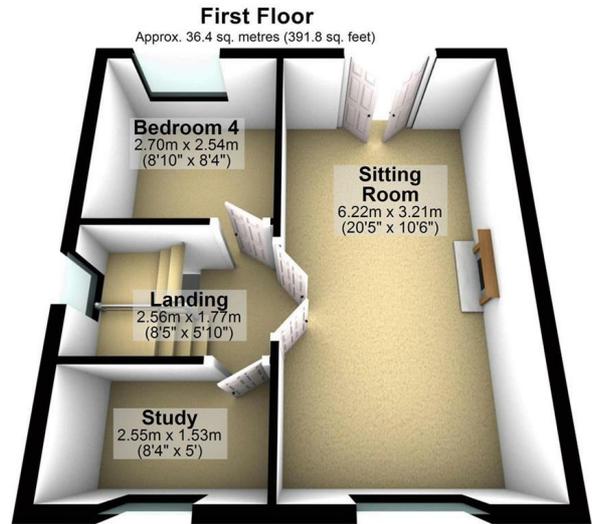
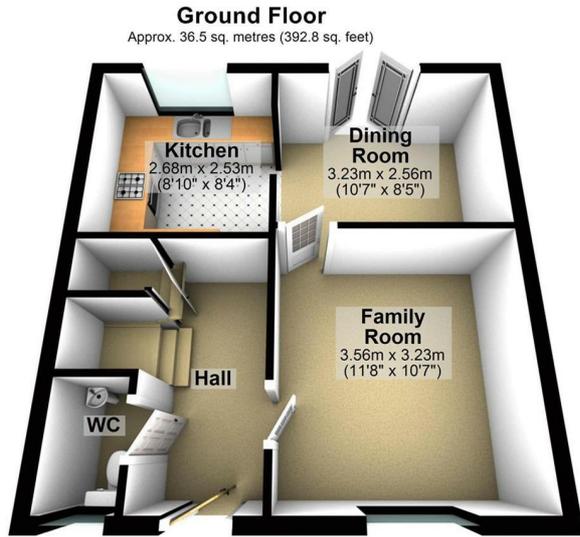
conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

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.

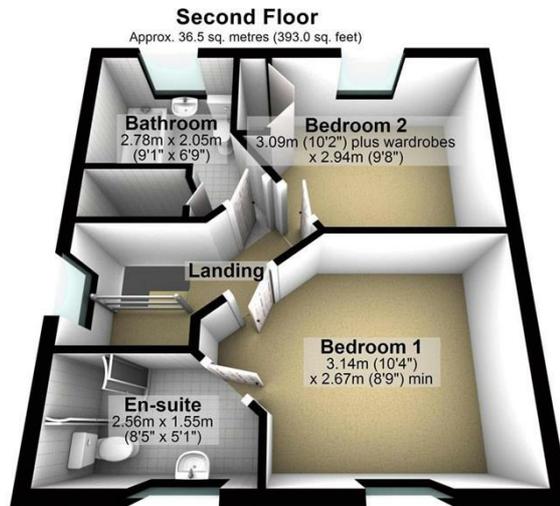
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Floor Plan

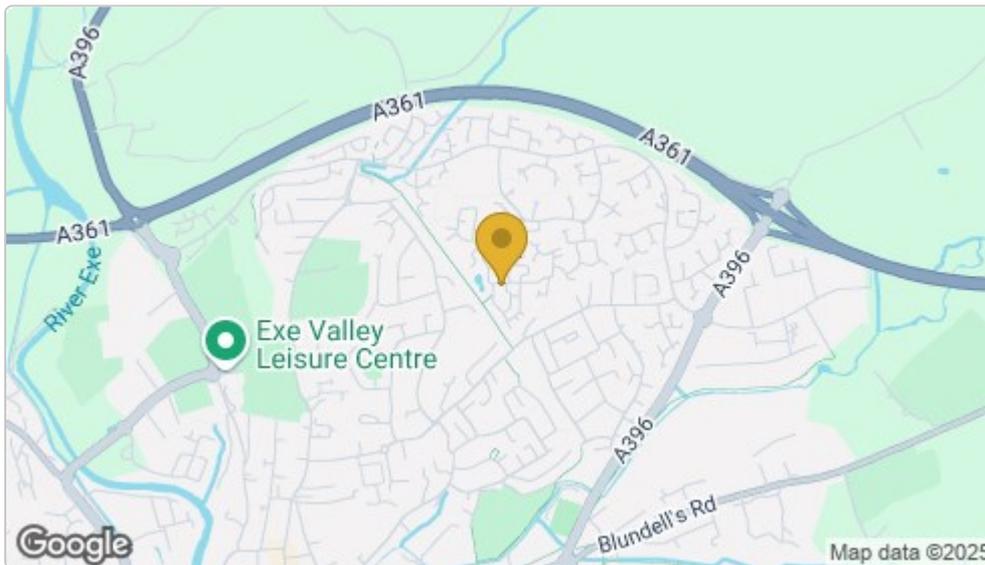


Total area: approx. 109.4 sq. metres (1177.7 sq. feet)

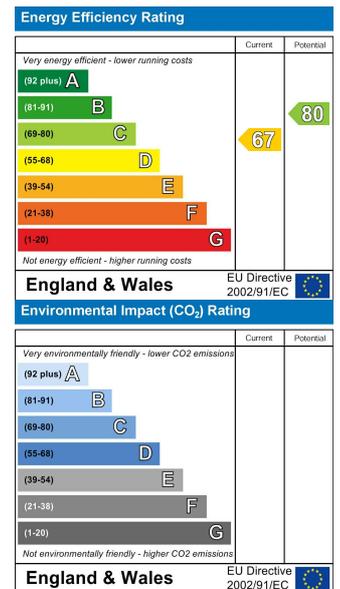
Floorplans for information purposes only. Not to scale.
Plan produced using PlanUp.



Area Map



Energy Efficiency Graph



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.