



29 Banksia Close

Tiverton, Tiverton

Extended 3-bed detached family home in Moorhayes Park, Tiverton. Generous space, large rear garden. Bright lounge, dining room, study/sun room. Well-equipped kitchen, utility room. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Spacious three-bedroom detached family home in a quiet Moorhayes Park cul-de-sac
- Extended ground floor with lounge, dining room, and study/sun room
- Generous rear garden approx. 60ft deep, landscaped with patio, lawn, and mature planting
- Well-appointed kitchen with Belfast sink, wooden worktops, and integrated hob/oven
- Separate utility room and modern downstairs cloakroom
- Three double bedrooms, including master with en-suite shower room
- Modern family bathroom with P-shaped bath and stylish finish
- Recently installed Vaillant gas combi boiler and full uPVC double glazing
- Integral garage and brick-paved driveway for two cars plus EV charging point
- Excellent location near schools, shops, leisure centre, and North Devon Link Road



Extended Three Bedroom Detached Family Home in Moorhayes Park, Tiverton

Positioned within a quiet and desirable cul-de-sac in the ever-popular Moorhayes Park area, this extended **three-bedroom detached family home** offers generous living space, a substantial rear garden, and convenient access to local amenities. Located on the northern outskirts of Tiverton, the property is just a short stroll from a handy parade of shops including a Tesco Express, hairdresser, and takeaway.

The property stands out for its **spacious and flexible accommodation**, featuring an entrance porch and welcoming hallway, a bright lounge with uPVC double glazed window to the front, and French doors leading into a sizeable dining room. From here, stairs lead to the first floor and further access opens into the extended **study/sun room** with sliding doors that offer lovely views over the garden.

The **well-equipped kitchen** boasts a range of storage units with wooden worktops, a Belfast-style sink, halogen hob, electric oven, and space for appliances. A separate **utility room** offers additional storage and appliance space, along with access to the garden and an adjacent modern **cloakroom**.

Upstairs, the **main bedroom** features built-in wardrobes and a contemporary **en-suite shower room**. Two further **double bedrooms** share a generous **family bathroom**, complete with a P-shaped bath and stylish tiling throughout.

Outside, the rear garden is a true highlight—measuring approximately 60ft in depth and beautifully landscaped with a large patio seating area, raised flower beds, lawn, gravel paths, and mature planting. A newly installed fence (2024) encloses the garden, with side access to the front of the property.

Additional features include:

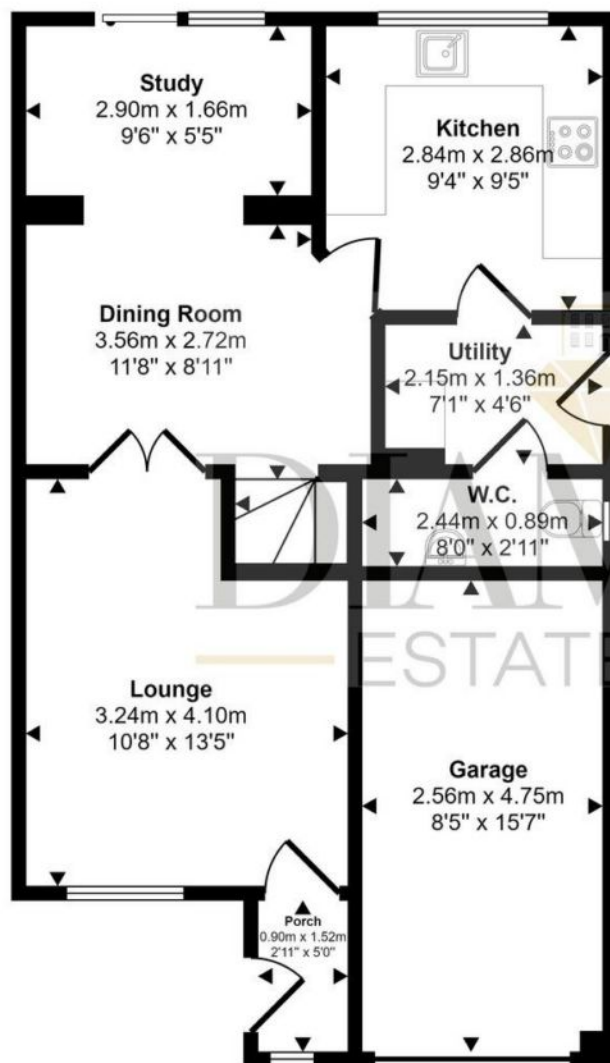
- **Recently installed Vaillant gas combi boiler**
- **uPVC double glazing throughout**
- **Integral single garage** with power, light, and potential to convert to additional living space (subject to planning)
- **Driveway parking for two vehicles** with widened brick-paved access
- **EV car charging point**

This family home is ideally situated for easy access to Two Moors Primary School, Tiverton High School, Petroc College, the Leisure Centre, Hospital, Business Park, and the North Devon Link Road—offering fast connections to the M5, Tiverton Parkway (for direct trains to London Paddington), and Exeter Airport.

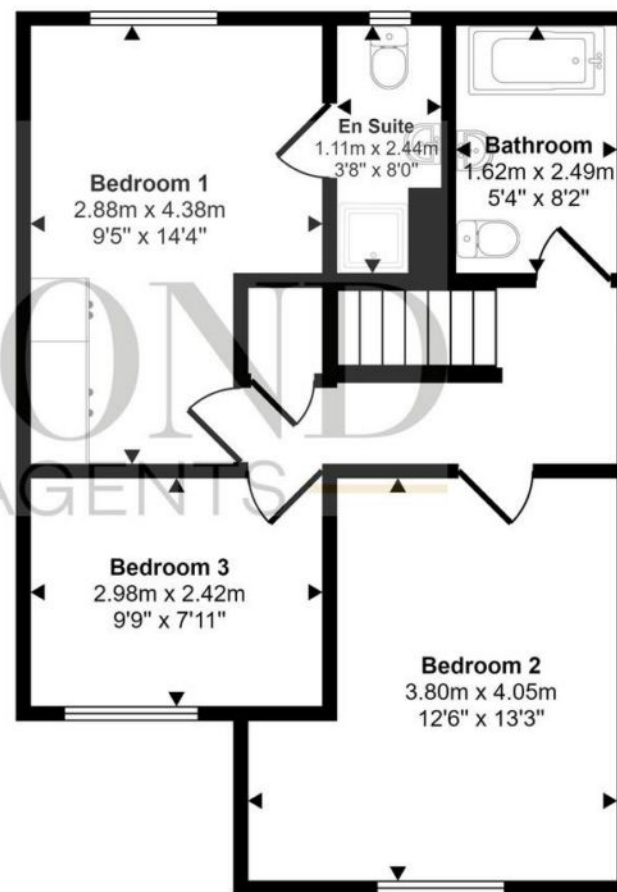




Approx Gross Internal Area
105 sq m / 1129 sq ft



Ground Floor
Approx 57 sq m / 615 sq ft



First Floor
Approx 48 sq m / 515 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.

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.





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