



33 St. James Way

Tiverton, Tiverton

VACANT - NO CHAIN - Two bedroom detached coach house in sought-after Moorhayes location. Prime spot by schools, shops & transport. Spacious lounge/diner, modern kitchen, en suite, Bathroom & garage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Highly Desirable Moorhayes Location
- Walk to Schools, Shops, Restaurants and Services
- Easy Reach of Tiverton Town Centre or Parkway Mainline Station
- Spacious Two Bedroom Detached Coachhouse
- Large Lounge/Diner with Modern fitted kitchen
- Two Bedrooms with En Suite to Bedroom One and Separate Bathroom
- Double Glazing and Gas Central Heating
- Large Integral Garage with Off Road Parking Space
- Entrance Hall with Door to Garage and Stairs to First Floor Living Space
- Short Drive to M5 to Exeter City Airport and City Centre



AVAILABLE NOW - VACANT POSSESSION WITH NO ONWARD CHAIN - 2 BEDROOM
DETACHED COACH HOUSE IN HIGHLY DESIRABLE MOORHAYES LOCATION

Situated in the sought-after Moorhayes area, this 2-bedroom detached coach house offers a prime location within walking distance to schools, shops, restaurants, and services, making it ideal for those seeking convenience and accessibility.

Upon entering, the property boasts an inviting entrance hall with a convenient door leading to the garage and stairs ascending to the first-floor living space. The spacious lounge/diner is perfect for entertaining, complemented by a compact modern fitted kitchen. The property features two well-appointed bedrooms both with fitted wardrobes, with an en-suite shower room to the primary bedroom, as well as a separate family bathroom for added functionality.

A standout feature of this property is the large integral garage, providing ample space for both parking and storage, ensuring convenience for homeowners. The property is equipped with double glazing and gas central heating for comfort and energy efficiency throughout the seasons.

Situated in close proximity to Tiverton town centre and Parkway Mainline Station, residents can easily access a range of amenities and transport links. Additionally, the property offers seamless connectivity to the M5, providing a short drive to Exeter City Airport and the city centre, perfect for commuters or those seeking to explore nearby attractions.

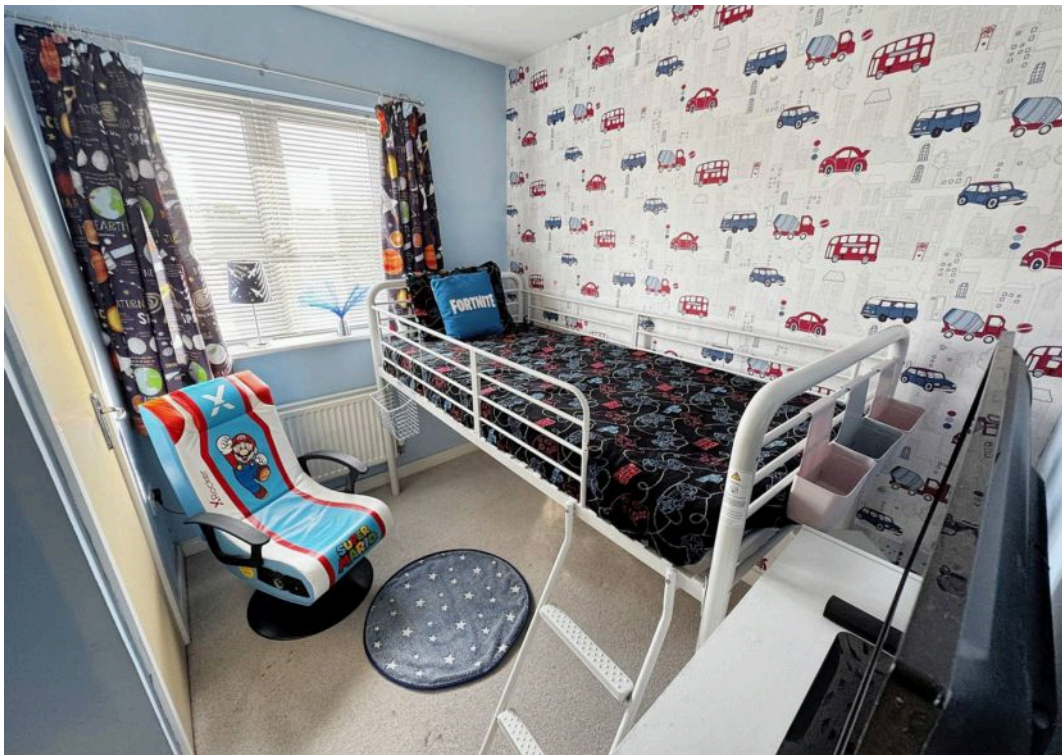
In summary, this 2-bedroom detached coach house in Moorhayes presents a rare opportunity to reside in a well-appointed property with modern amenities and a convenient location. With its proximity to key facilities and transport links, this property offers both comfort and accessibility for residents looking to enjoy the best of what the area has to offer.

EPC Rating: [TO BE INSERTED]

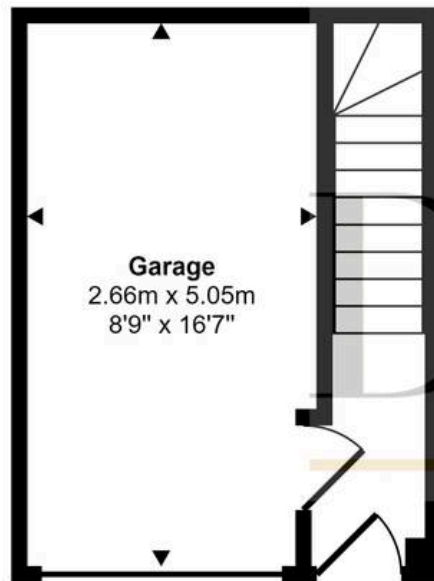
Council Tax Band: B

Situated In the heart of Moorhayes, St James Way is located in a tucked away position off Lea Road providing plenty of Walks nearby and within easy reach of Shops, Schools and services nearby. The North Devon Link road provides easy

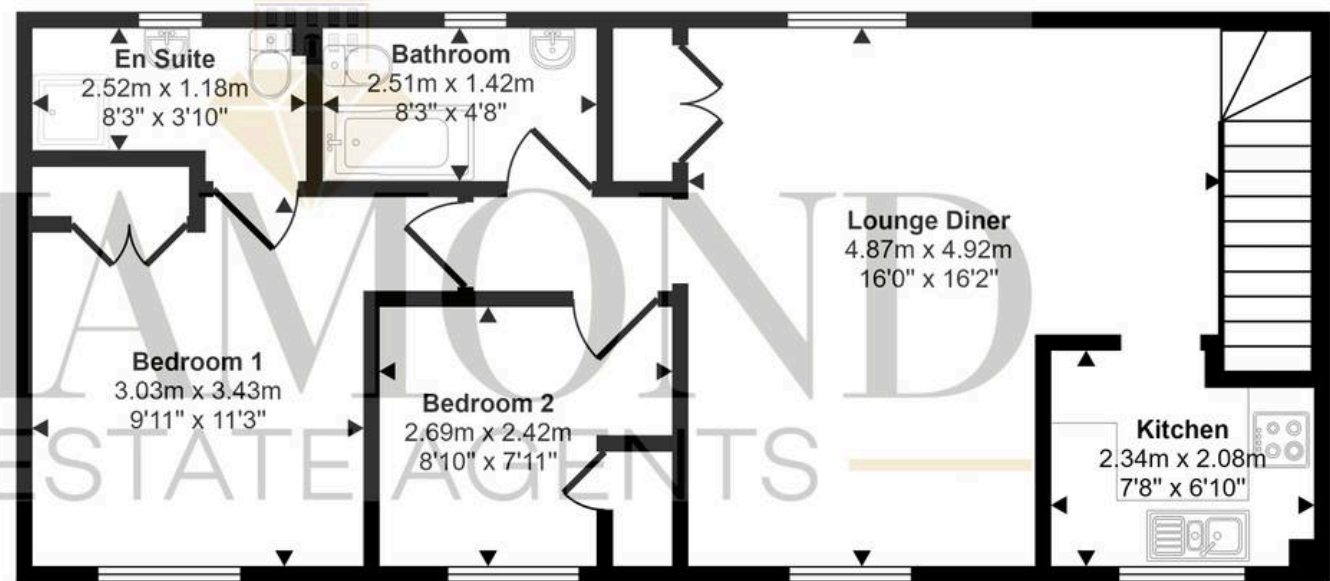




Approx Gross Internal Area
77 sq m / 827 sq ft



Ground Floor
Approx 18 sq m / 196 sq ft



First Floor
Approx 59 sq m / 631 sq ft

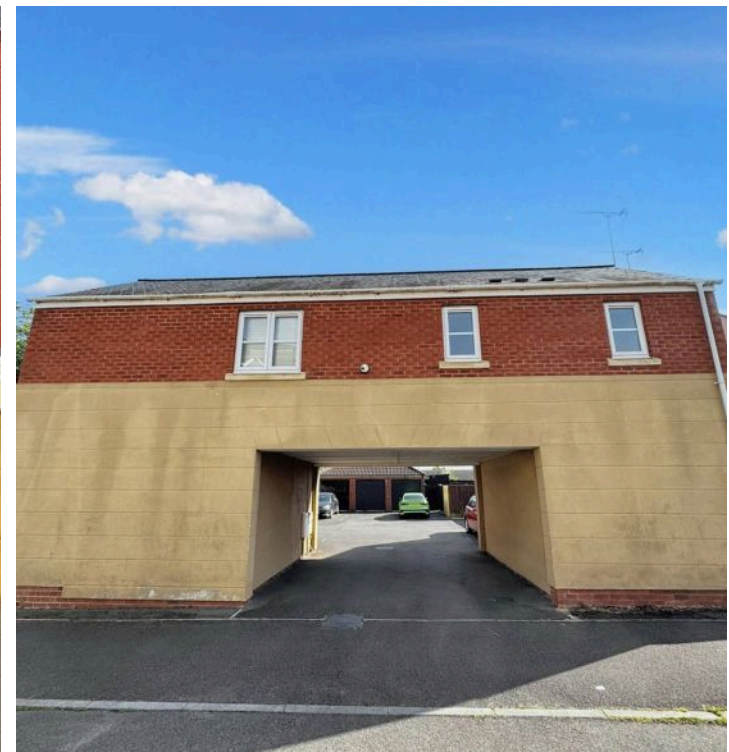
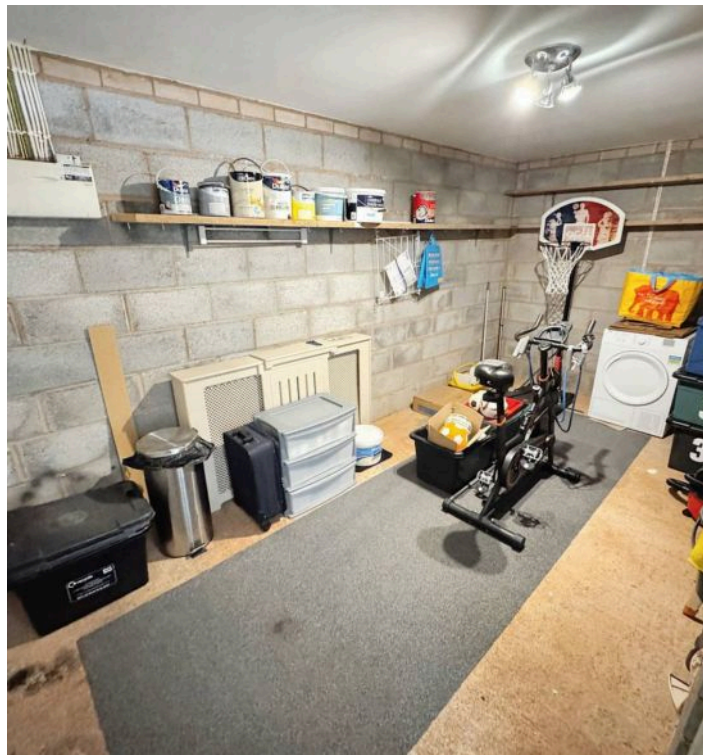
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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Situated In the heart of Moorhayes, St James Way is located in a tucked away position off Lea Road providing plenty of Walks nearby and within easy reach of Shops, Schools and services nearby. The North Devon Link road provides easy access to the M5 for Parkway mainline station to Paddington London or Exeter City Aiport and City Centre. Tiverton Town is a well known market town loved by the locals for its market and wide range of independent shops with cinema and range of restaurants.

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£200,000