





# 5 St. Andrews Court

Tiverton, Tiverton

Spacious 4-bed family home in Moorhayes Park. Bright kitchen/dining area, light-filled sitting room. Front & rear gardens, driveway parking, single garage. Ideal for family living. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Spacious Family Living – four bedrooms across three floors, giving everyone their own space.
- Relax & Refresh – family bathroom and private master en-suite with mains shower.
- Garden for All Seasons – a fully enclosed lawn, perfect for play, with a gravelled seating area ideal for summer BBQs.
- Plenty of Parking – driveway for 3–4 cars plus a garage, perfect for busy households.
- Light-Filled Rooms – lounge with double doors to the garden and a kitchen/diner with a bright bay window.
- Impressive Principal Suite – entire top floor dedicated to a generous bedroom with countryside views and built-in wardrobes.
- Clever Storage Solutions – fitted wardrobes in three bedrooms and handy storage cupboards throughout.
- Prime Location – popular Moorhayes Park development, just a stroll to the local shop, nursery, and community centre.





### Step Inside

From the moment you step through the front door, this home feels bright, airy and inviting. The generous entrance hallway sets the tone, with space to greet guests and a handy understairs storage cupboard for coats and shoes.

To the front of the home, you'll find a stylish cloakroom with WC, wash basin and a window letting in natural light.

The spacious kitchen/dining room is a real social hub, offering plenty of wall and base units, integrated fridge-freezer, plumbing for a washing machine and space for a dryer. The dining area easily fits a large family table and features a bay window – the perfect spot to enjoy your morning coffee while watching the world go by.

At the rear of the property, the sitting room is flooded with light thanks to a window and double patio doors that lead straight onto the garden. It's an ideal space for relaxing with the family or entertaining friends.

### First Floor

Upstairs, you'll find two generously sized double bedrooms – both with built-in wardrobes – plus a third bedroom ideal as a nursery, home office or guest room. The family bathroom is fresh and modern, with a bath, WC and hand basin, plus a front-facing window keeping the room bright.

### Second Floor Retreat

The entire top floor is dedicated to the master suite – a true retreat! This spacious double bedroom has lovely rooftop views towards the surrounding countryside, double fitted wardrobes and additional storage to the eaves. The en-suite shower room is fitted with a mains shower, pedestal basin and WC – giving you your own private space to unwind.

### Outdoor Living

The front garden is attractively finished with black metal railings, a lawned area and a path leading to the welcoming front door.

The rear garden is designed for both play and relaxation, with a gravelled seating area perfect for summer BBQs, a level lawn for children or pets to enjoy, and well-stocked borders with flowering plants and fruit trees. A side gate leads straight to the driveway, where there's parking for three to four vehicles plus a single garage with up-and-over door.

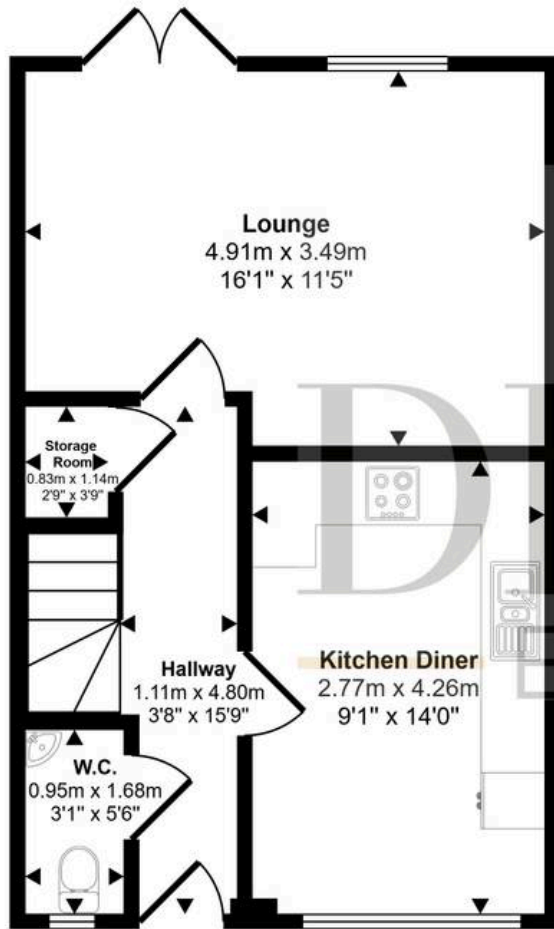




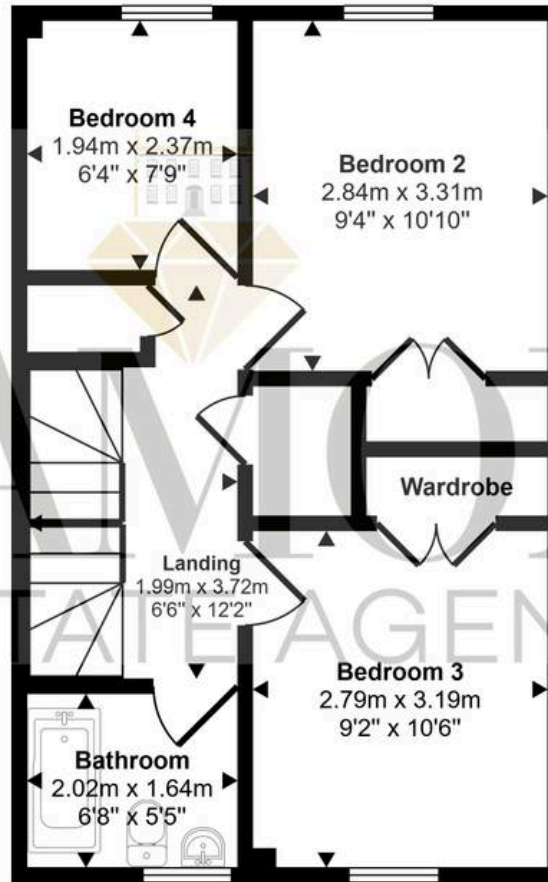




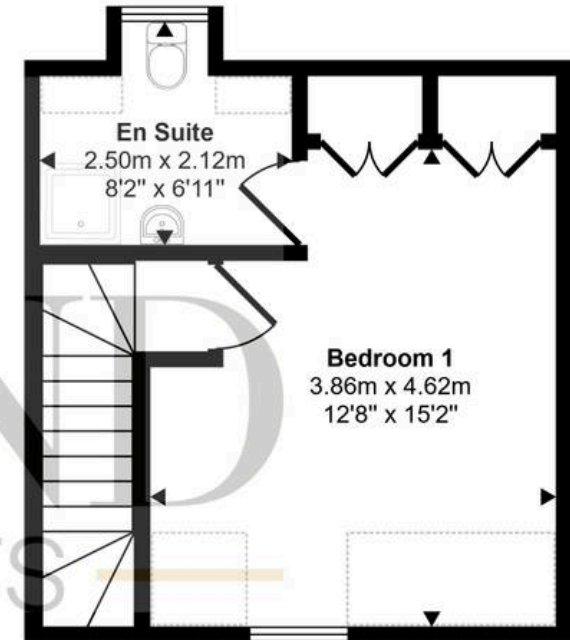
Approx Gross Internal Area  
105 sq m / 1135 sq ft




Ground Floor  
Approx 39 sq m / 422 sq ft



First Floor  
Approx 40 sq m / 427 sq ft



Second Floor  
Approx 27 sq m / 286 sq ft

 Denotes head height below 1.5m

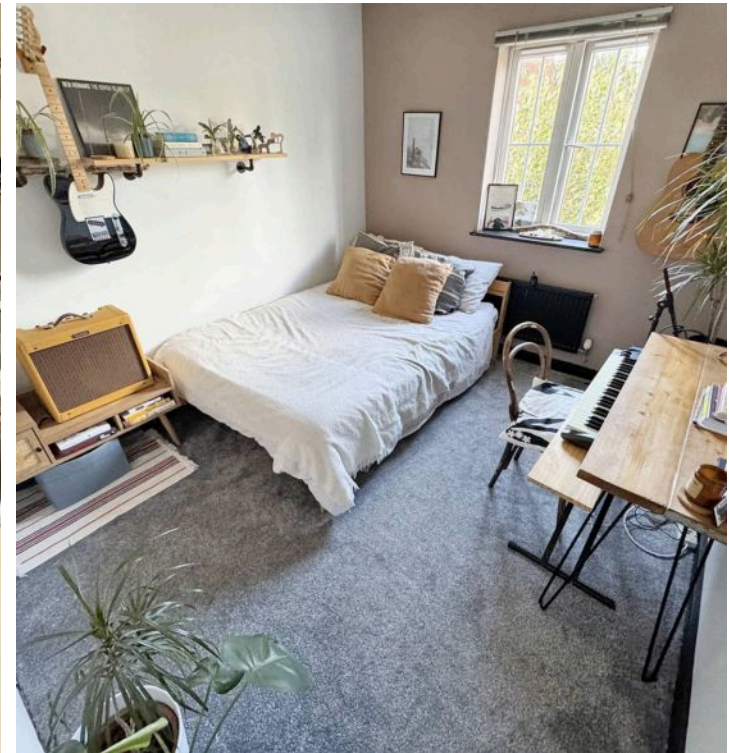
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



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