



**34 Waylands Road, Tiverton**  
Offers in Region of **£350,000**

# 34 Waylands Road

Tiverton, Tiverton

Modern family living with flexible spaces, a sunroom, low-maintenance garden and ample parking.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Spacious four-bedroom family home in a desirable setting
- Overlooks a charming communal green area to the front
- Generous entrance hallway with useful storage
- Stylish kitchen with utility room and access to driveway
- Bright and airy dining room with double doors
- Comfortable lounge with adjoining snug/home office
- Versatile sunroom with sliding doors to the garden
- Principal bedroom with modern ensuite shower room
- Low-maintenance rear garden with decking and gated access
- Driveway parking for 2-3 vehicles plus a single garage with power & lighting



## A Beautifully Presented Family Home with Generous Living Space, Sunroom & Garage

Set within a desirable residential setting overlooking a charming communal green, this beautifully maintained four-bedroom home offers versatile living spaces, a bright and sociable layout, and a delightful low-maintenance garden — perfect for modern family life.

From the moment you step inside, you are welcomed by a **spacious entrance hallway**, setting the tone for the generous proportions throughout. The flowing wood-effect flooring creates a seamless connection between the dining room, kitchen, utility, and cloakroom.

At the heart of the home, the **modern kitchen** provides both style and practicality, with a wide range of fitted units, wood-effect worktops, and integrated cooking appliances. A handy utility room keeps everyday chores tucked neatly away while offering direct access to the driveway. The **dining room**, with its elegant double doors and outlook over the green, makes the ideal space for entertaining family and friends.

The **lounge** is light and welcoming, overlooking the green to the front, and flows through to a snug/home office area — perfect for work, hobbies, or a cosy reading corner. From here, doors lead to the **sunroom**, a superb year-round living space with sliding doors that open onto the garden, creating an effortless blend of indoor and outdoor living.

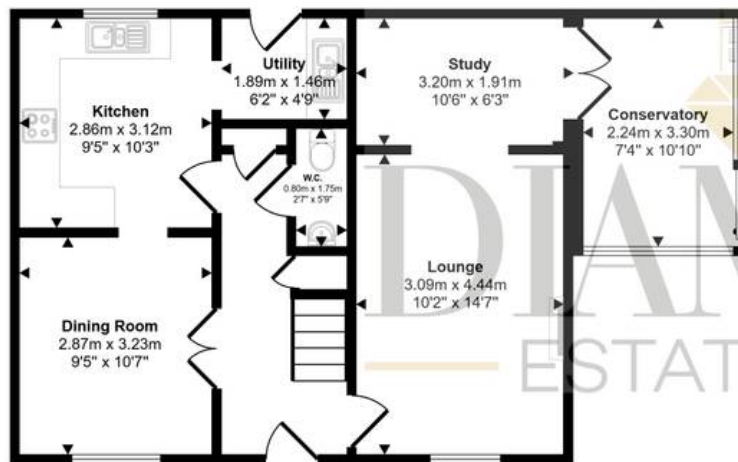
Upstairs, the home continues to impress with **four well-proportioned bedrooms**. The principal bedroom enjoys its own stylish **ensuite shower room**, while the remaining bedrooms are all served by a modern **family bathroom**. Built-in wardrobes feature throughout, offering excellent storage for a growing household.

Outside, the **rear garden** has been thoughtfully designed for easy maintenance, featuring a generous decked area and gravel borders, ideal for summer gatherings or simply relaxing in the sunshine. A rear gate gives access to the **private driveway**, providing parking for 2–3 vehicles, and leading to a **single garage** with power and lighting.

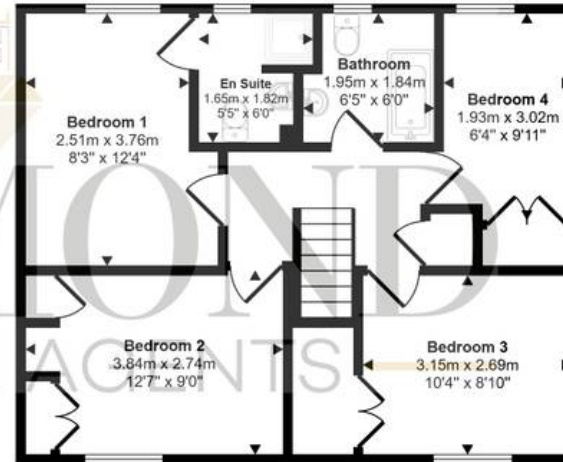
Moorhayes Park is a highly regarded residential area on the edge of Tiverton, offering a wonderful balance of community amenities and easy access to the town centre. Within the development you will find a selection of local shops, a hairdresser, and a primary school, while Tiverton itself provides an excellent



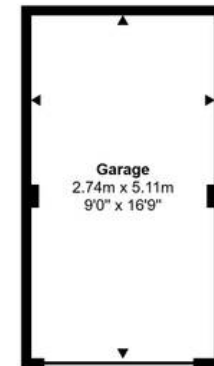
Approx Gross Internal Area  
128 sq m / 1383 sq ft



Ground Floor  
Approx 61 sq m / 653 sq ft



First Floor  
Approx 54 sq m / 578 sq ft



Garage  
Approx 14 sq m / 151 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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VIEWINGS Strictly by appointment . 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.

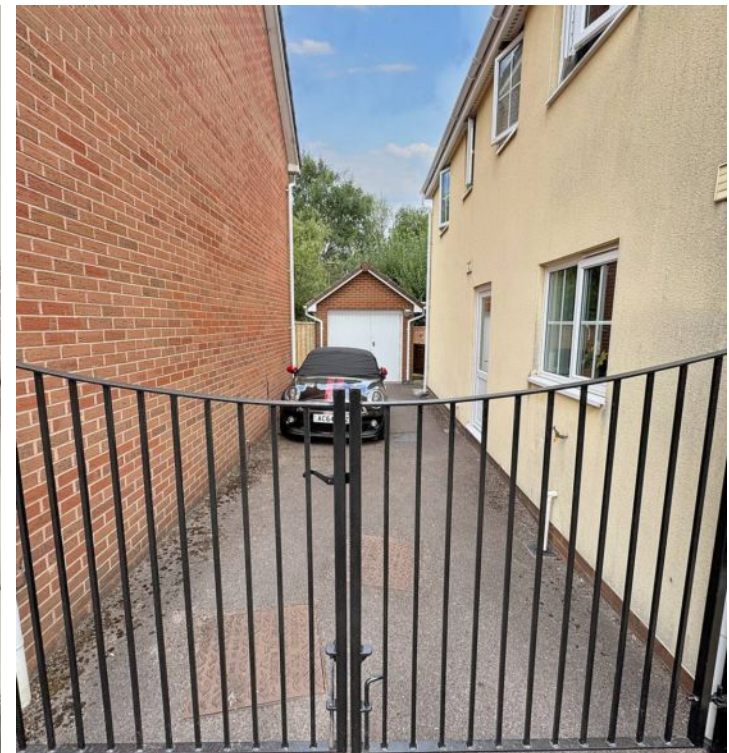
PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the 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





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