



30 Moorlands, Moorhayes, Tiverton, EX16 6UF

Council Tax: E Freehold

Asking Price £525,000

A fantastic FOUR bedroomed detached family home plus a ONE bedroomed annex with a wet room presented to a high standard benefitting from a lovely rear conservatory extension. This property must be internally viewed to be fully appreciated and is situated in a highly requested residential area on the northern outskirts of Tiverton, providing easy access of local shops and schools and the North Devon link road leading to the M5 and mainline railway station.

Benefitting from an extension, this family home now offers ample ground floor accommodation that is ideal for entertaining leading with an entrance hall with galleried landing, sitting room, study, modern fitted kitchen/diner, utility room, cloakroom, large conservatory currently used as a further reception room with a door leading out to the landscaped garden. The first floor comprises of a family bathroom and four good size bedrooms with the master bedroom offering an ensuite shower room and fitted wardrobes to all bedrooms.

Externally the property is well presented and very well maintained with a lovely front garden leading to the property and large drive to the side providing ample parking. The deceptive rear garden benefits from being private with a large patio area which is ideal for entertaining whilst the remainder is laid to lawn whilst behind the annex is a further low maintenance garden.

Tiverton is a rapidly growing Mid Devon Town approximately 6 miles from Junction 27 of the M5 from which Taunton and Exeter can be easily reached with Parkway mainline station serving London can also be reached within two hours and Exeter airport can be reached within half an hour.



Entrance Hall

Upon entering the property, you are greeted into the naturally light entrance hallway with telephone point, radiator, thermostat, stairs rising to first floor accommodation, understairs cupboard and doors off to

Lounge

18'5" x 12'8"

A spacious room with cast iron and tiled fireplace with fitted gas fire in wood surround, 2 radiators, 4 wall light points, both TV and telephone points, window and double doors to

Conservatory

12'2" x 11'0"

with tile effect vinyl flooring, glass roof, windows and door to the rear garden.

Cloakroom

white suite comprising close coupled WC, vanity unit with bowl style wash basin, radiator and obscure glazed window

Study

9'10" x 8'4"

with TV point, telephone point, radiator and window to the front elevation overlooking the front garden.

Open Plan Kitchen Dining Room

This very sociable room has a bay window to the front elevation overlooking the

front garden and windows to the rear overlooking the rear garden

Kitchen Area

12'6" x 12'5"

The modern country style kitchen comprises a range of base cupboards and drawers with wood effect worktop over with inset one of a quarter sink with mixer tap and tiled splashbacks. There is a range of matching wall mounted cupboards, a breakfast bar area with cupboards and drawers under and integrated appliances including dishwasher and fridge/freezer along with a space for a range style cooker with extractor hood over.

Dining Area

10'7" plus bay x 8'11"

With two radiators and space for a table and chairs and window to the front elevation.

Utility Room

7'10" x 6'8"

with further range of white wood fronted base units with matching wall cupboard over housing Ideal gas boiler, wood effect worktops with inset stainless steel sink and drainer, space and plumbing for washing machine and space for a larder freezer under. There is a tall shelved cupboard, radiator, window and door to the rear elevation

First Floor Galleried

Landing

with stairs rising from the Entrance Hall, radiator, feature arched window to the front elevation, access hatch to roof space, airing cupboard housing lagged copper cylinder and immersion heater, doors off to

Bedroom 1

15'3" x 10'0"

with radiator, window to the rear elevation, built-in double wardrobe and door into

Ensuite

with modern white suite comprising corner shower cubicle, vanity unit along one wall incorporating wash basin and concealed cistern to WC and with useful storage cupboards over, electric shaver point, downlighters, extractor fan, chrome heated towel radiator and uPVC double glazed window.

Bedroom 2

13'0" x 10'0"

with radiator, window to the front elevation and built-in double wardrobe.

Bedroom 3

12'2" x 9'8"

with radiator, window to the rear elevation and built-in double wardrobe.

Bedroom 4

9'8" x 6'6"

with radiator, window to the



rear elevation and built-in single wardrobe.

Family Bathroom

with white suite comprising panelled bath with fully tiled wall and shower over, pedestal wash hand basin in tiled surround, close coupled WC, radiator, shaver point, extractor fan and obscure glazed window.

Outside

To the front of the property is a level lawned garden with mature shrub borders and metal fencing with gate leading to the front path to the front door. A double width tarmac drive provides parking for THREE cars. A gate between the annex and house gives access to the good sized, enclosed and private rear garden which is neatly laid to level lawn with paved patio areas and mature hedging with outside tap and outside light.

To the side of the annex is a further enclosed gravelled garden with useful shed.

Annex

Upon entering the annex you are greeted into the entrance vestibule with electric heater, storage cupboards with worktop over and space for tumble dryer as well as matching wall mounted units.

The main living area is flooded with natural light due to the dual windows to the front elevation. Along one wall is the kitchen area comprising a range of base units of cupboards and drawers with wood effect worktop over with inset single drainer sink, space for washing machine and a fridge/freezer. There are matching wall mounted cupboards, an extractor fan, electric heater, inset spotlights and door into the wet room.

The wet room has an obscure glazed

window to the rear elevation. Modern white suite, comprising of low-level WC, vanity wash basin with mixer tap and storage under, electric radiator/ heated towel rail, Mira, electric shower with marble effect splashbacks

Services

Mains electric, gas, water and sewerage.

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

solved.chains.many

Agents Notes

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

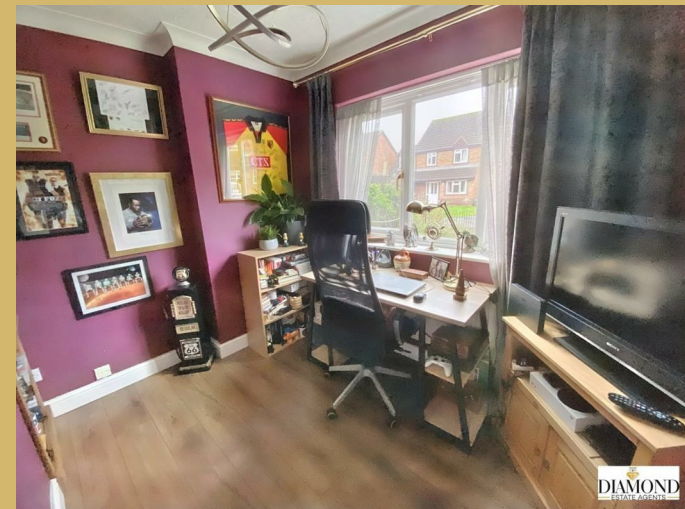
If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

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).

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.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

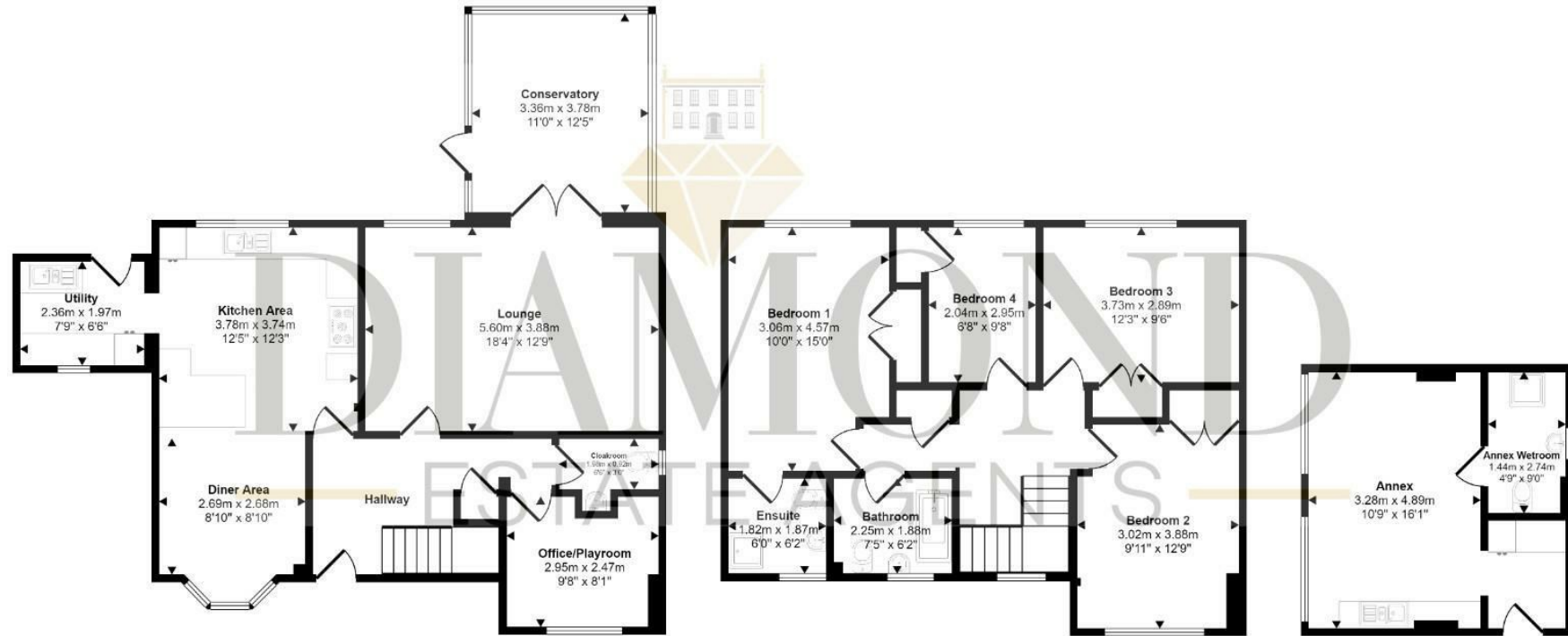


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should 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.





Approx Gross Internal Area
176 sq m / 1895 sq ft



Ground Floor
Approx 85 sq m / 918 sq ft

First Floor
Approx 67 sq m / 719 sq ft

Annex
Approx 24 sq m / 258 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.