



26 Moore Drive

Tiverton

Immaculate 2-bed semi-detached home with countryside views, landscaped south-east garden, parking for 2, NHBC warranty, no chain, near Tiverton Golf Club and town amenities.

Council Tax band: B

Tenure: Freehold

- Beautifully presented two-bedroom semi-detached home
- No onward chain and ready to move straight into
- Built by the popular David Wilson Homes
- South-east facing private rear garden
- Attractive countryside views
- Off-road parking for two vehicles
- Spacious lounge/diner with doors opening onto the garden
- Modern fitted kitchen with integrated appliances
- Close to Tiverton Golf Club
- Remainder of NHBC warranty and developer's guarantee



A beautifully presented two-bedroom semi-detached home with countryside views, private south-east facing garden and parking for two

A beautifully presented two-bedroom semi-detached home, built by the ever-popular David Wilson Homes, occupying an attractive position towards the edge of Tiverton, close to Tiverton Golf Club.

Presented in immaculate decorative order throughout, this modern home is ready to move straight into and offers well-proportioned accommodation arranged over two floors. The property enjoys attractive countryside views to the front, a **private landscaped south-east facing rear garden** and parking for two vehicles. The property also benefits from the remainder of its NHBC warranty and developer's guarantee, together with the considerable advantage of **no onward chain**.

Entrance Hallway

Upon entering, the welcoming hallway features attractive vinyl flooring, which continues through to the kitchen and cloakroom. There is a radiator, stairs rising to the first floor and doors providing access to the principal ground-floor rooms.

Cloakroom

Fitted with a modern white suite comprising a low-level WC and wash basin with mixer tap and tiled splashback. Radiator and extractor fan.

Kitchen

A stylish and well-appointed kitchen with a window to the front enjoying far-reaching views across the surrounding countryside. The kitchen is fitted with a comprehensive range of base units incorporating cupboards and drawers, complemented by wood-effect work surfaces and matching wall-mounted cupboards with under-cupboard lighting.

Integrated appliances include a dishwasher, fridge/freezer, washing machine, four-ring gas hob and electric oven with recirculating extractor hood. There is also a stainless-steel sink with mixer tap, glass splashback, housing for the gas combination boiler and additional kickboard heater.

Lounge/Diner

A particularly spacious and versatile room with plenty of natural light. Double doors with matching side panels open directly onto the rear garden, creating a pleasant connection between the house and outside space. There are two radiators, useful under-stairs storage and television and telephone points.



First Floor

Landing

The first-floor landing provides access to both bedrooms and the family bathroom, together with loft access.

Bedroom One

A well-proportioned double bedroom with dual windows overlooking the rear garden and trees beyond. Radiator and television point.

Bedroom Two

Another well-sized bedroom with dual windows to the front, enjoying attractive far-reaching countryside views. Radiator and built-in wardrobe with hanging rail.

Family Bathroom

A modern white suite comprising panelled bath with mixer tap and mains-fed thermostatic shower over, wash basin and low-level WC. The bath is complemented by a glass shower screen and tiled splashback. Further features include attractive vinyl flooring, heated towel rail, extractor fan and shaver point.

Outside

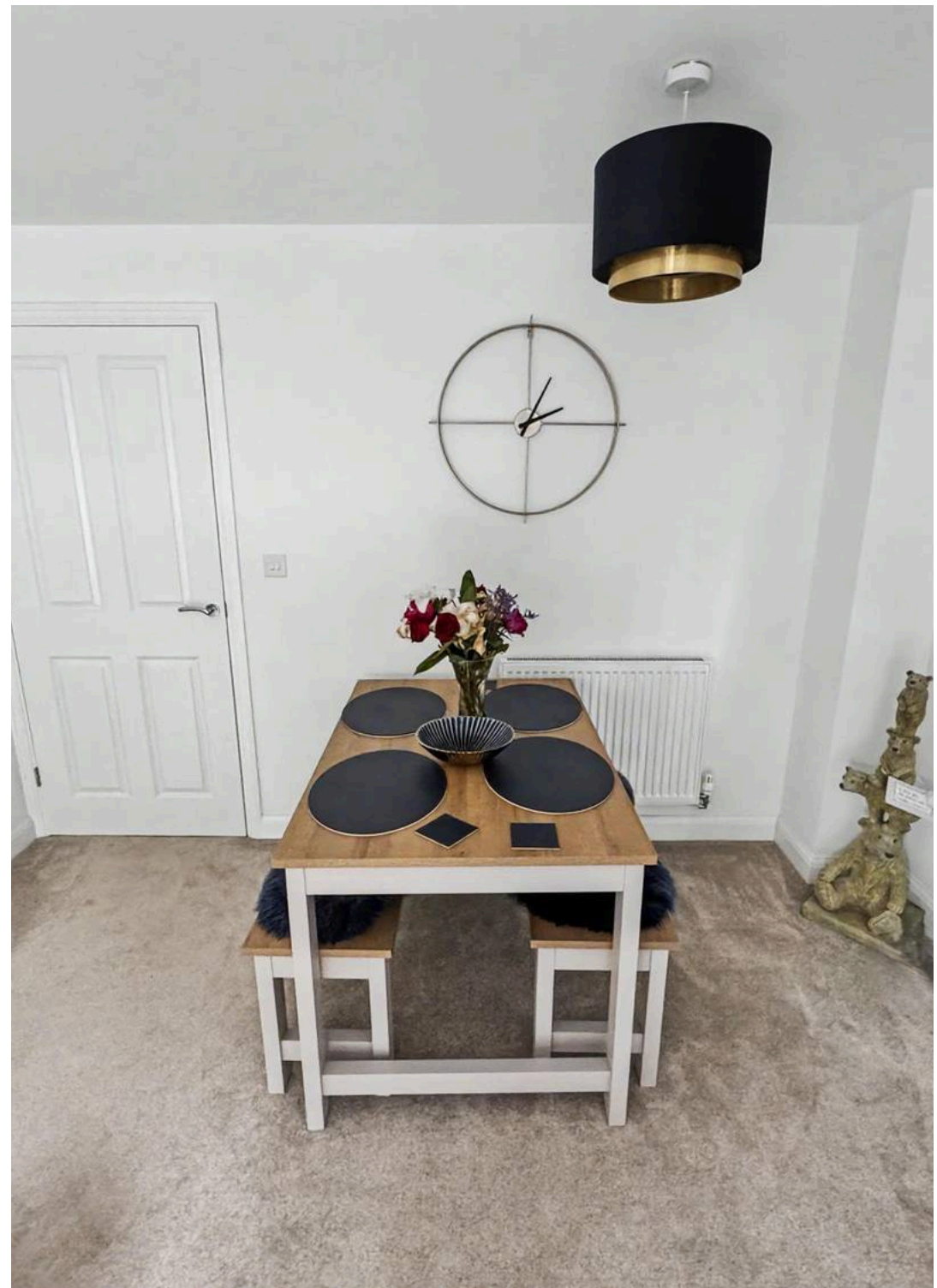
To the front of the property is a low-maintenance garden and driveway providing **off-road parking for two vehicles**, with a pathway leading to the front door.

A side access pathway leads through a courtesy gate to the rear garden.

The **south-east facing rear garden** is a particular feature of the property and has been thoughtfully landscaped to create an attractive and private outdoor space. A generous paved entertaining area immediately adjoining the house provides an ideal setting for outdoor dining, entertaining and enjoying the sunshine.

Raised beds are planted with a variety of established plants and shrubs, while steps lead to the main section of the garden, which is laid predominantly to lawn. To the far end, a gently sloping area has been designed to be low maintenance, while also providing a blank canvas for keen gardeners to create additional planting or a dedicated garden area.

The combination of its **south-east orientation, privacy and established landscaping** makes the garden a lovely extension of the home's living space.



Location

Moore Drive forms part of the popular **Braid Park development**, positioned towards the edge of Tiverton and within easy reach of the town's amenities and Tiverton Golf Club. The property enjoys an attractive semi-rural feel, with open countryside close by, while remaining conveniently placed for everyday amenities.

Tiverton is a thriving market town offering a wide range of shops, cafés, restaurants, leisure facilities and schools. The town is also home to the historic Tiverton Castle and the award-winning Grand Western Canal Country Park, where the canal meanders through the surrounding Devon countryside.

For commuters, the nearby A361 Link Road provides convenient access towards North Devon, while the M5 at Junction 27 is readily accessible, providing links towards Exeter, Taunton and beyond. Tiverton Parkway railway station is approximately 10 miles away and provides regular services to Exeter, Bristol and London Paddington, making the capital accessible in around two hours.

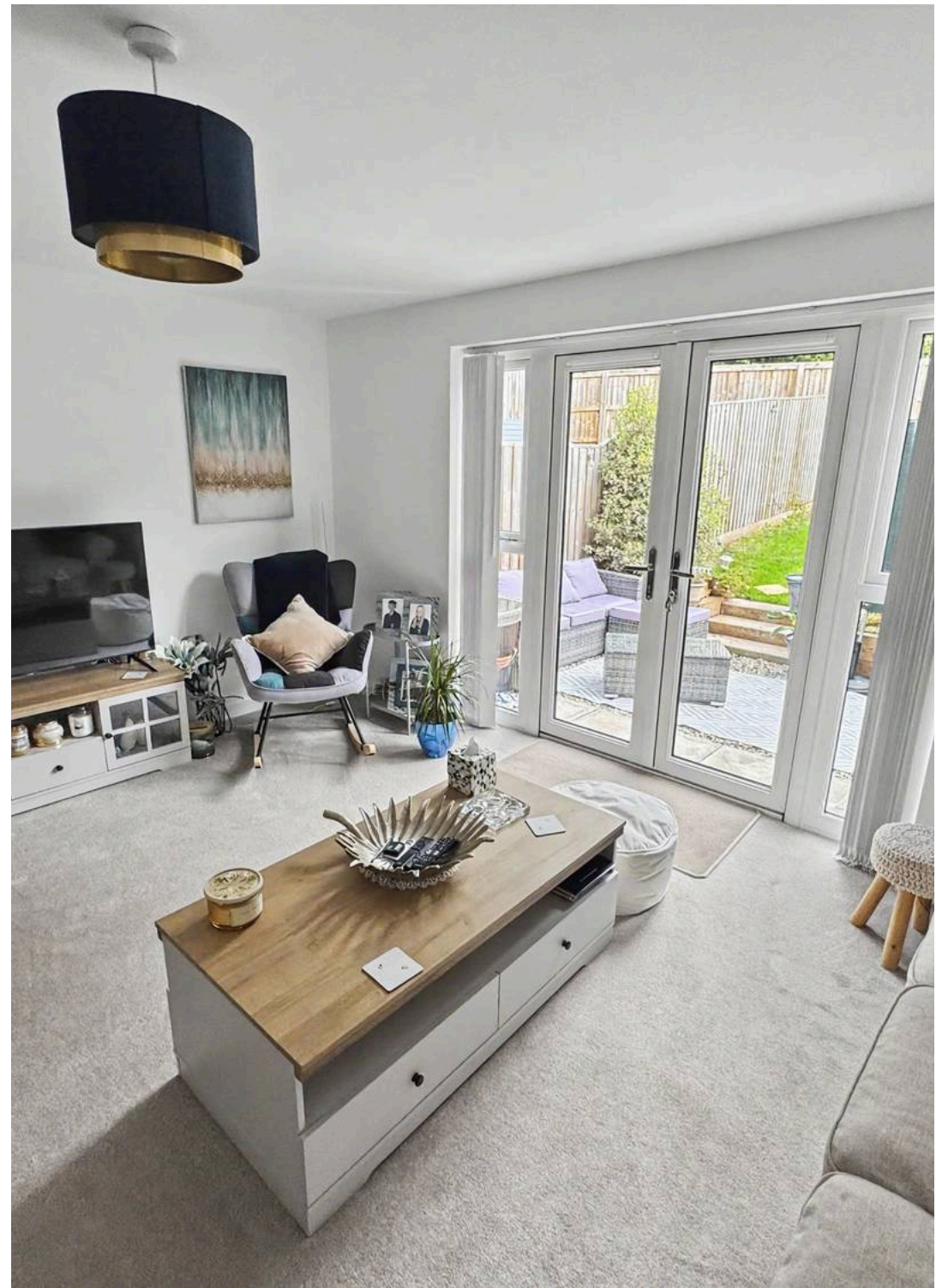
The property is subject to a management fee of £245.82 (payable annually) to cover maintenance of shared areas on the estate, paid to Remus Management Limited.

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.

HELP WITH YOUR MORTGAGE?

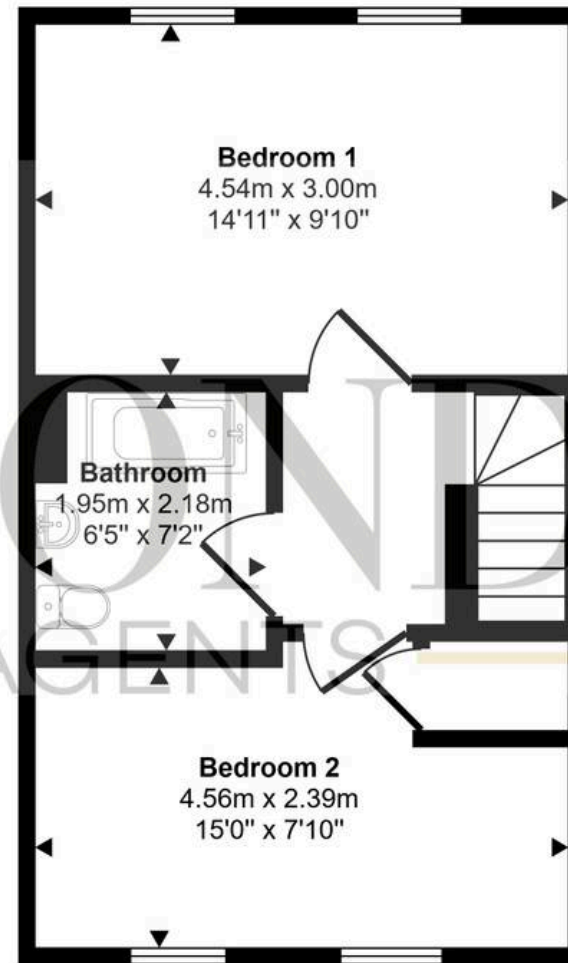
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Approx Gross Internal Area
72 sq m / 771 sq ft



Ground Floor
Approx 36 sq m / 385 sq ft



First Floor
Approx 36 sq m / 386 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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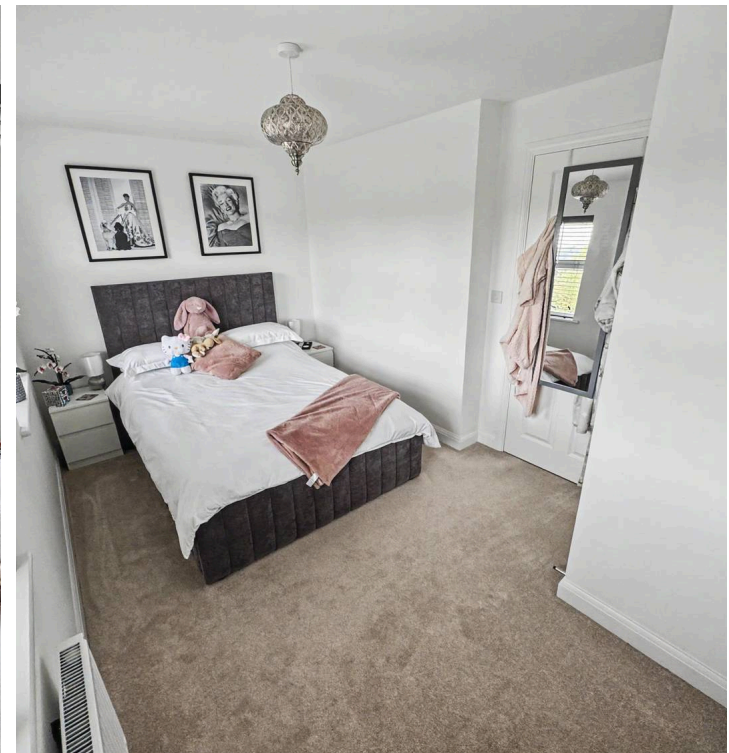
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Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

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You are not under any obligation to use the services.





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