



**46 Hawks Drive, Tiverton, EX16 6WU**  
**£329,950**

***Discover this elegantly showcased four to five-bedroom residence located in the sought-after Moorhayes estate. This home features a contemporary kitchen and dining area, a spacious garage, and an exquisitely landscaped rear garden, perfect for relaxation and entertaining!***



## Description

As you step through the front door, you're greeted by a welcoming and spacious entrance hall that provides access to all the ground floor rooms. To the left, you'll find a charming dining room/lounge, a generously sized space bathed in natural light thanks to its dual aspect windows.

On the right of the hall lies the stylish modern kitchen/diner, beautifully enhanced by the current owner with sleek grey shaker-style wall and base units that are complemented by elegant white worktops. Equipped with a range of built-in appliances, this kitchen is a chef's paradise. Double doors lead out to the rear garden, blending indoor and outdoor living seamlessly. Completing the ground floor is a convenient cloakroom equipped with a WC and hand basin.

Moving to the first floor, you will encounter Bedroom One, an expansive bedroom that offers ample space for all your furnishings. On this level, you'll also find the versatile living room/Bedroom Five, currently utilised as a bedroom, featuring grand double doors that add a touch of elegance. The family shower room is also located here, featuring a modern shower cubicle, WC, and hand basin.

Ascending to the third floor, you'll discover three additional bedrooms and a family bathroom. Bedroom Two is a spacious double room that accommodates your furnishings comfortably. Bedroom Three is yet another generous double room, enhanced by a built-in cupboard, while Bedroom Four is a delightful single room. The family bathroom is well-appointed with a bath that includes a shower over, a WC, and a hand basin.

Outside, the rear garden offers a wonderful retreat for relaxation during the warmer months. Upgraded by the current owner with stunning patio tiles and vibrant flower beds, this space is truly a sanctuary. For added convenience, a fitted sprinkler system ensures easy maintenance. Additionally, a door from the garden leads into the garage, which features an up-and-over door and power supply, making it both functional and practical.

## Council Tax, Tenure & Services

Council Tax Band - D

Freehold

All Mains Connected

There is an annual management fee of approx. £120.00

Ofcom Broadband Speeds -Ultrafast 1800 Mbps

Ofcom Mobile Signal- Three, Vodafone & EE - Likely O2-Limited

## Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

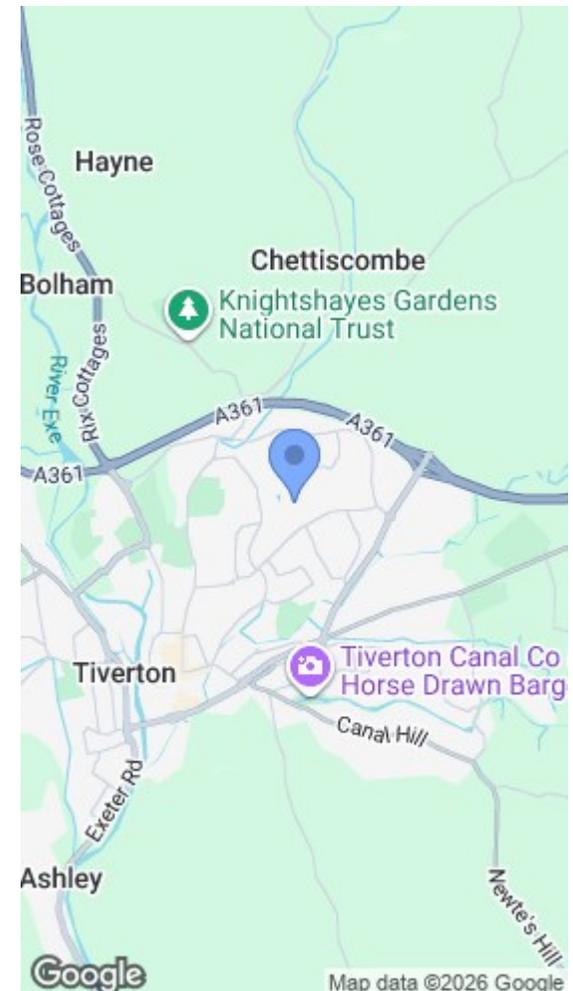
## Sales Enquiries

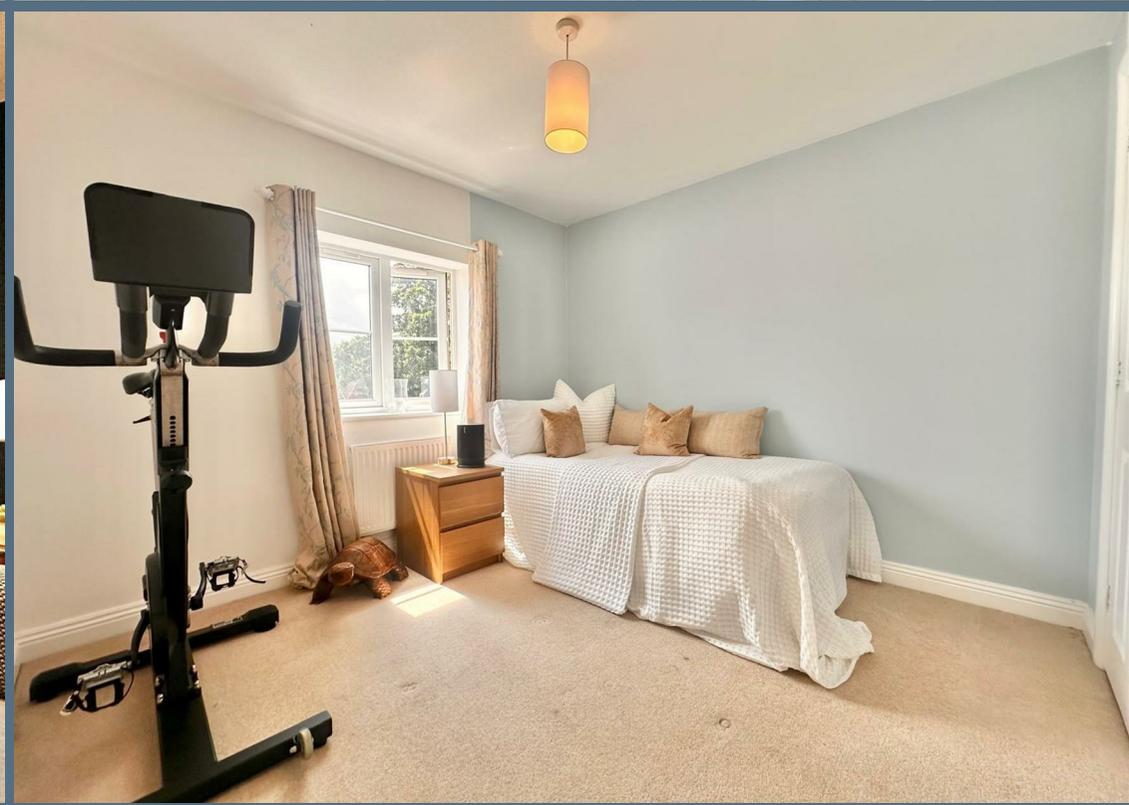
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

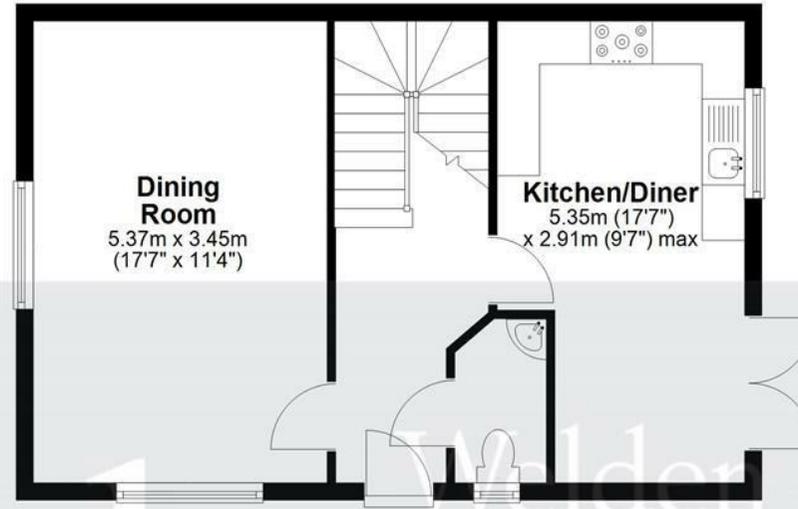
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>77</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







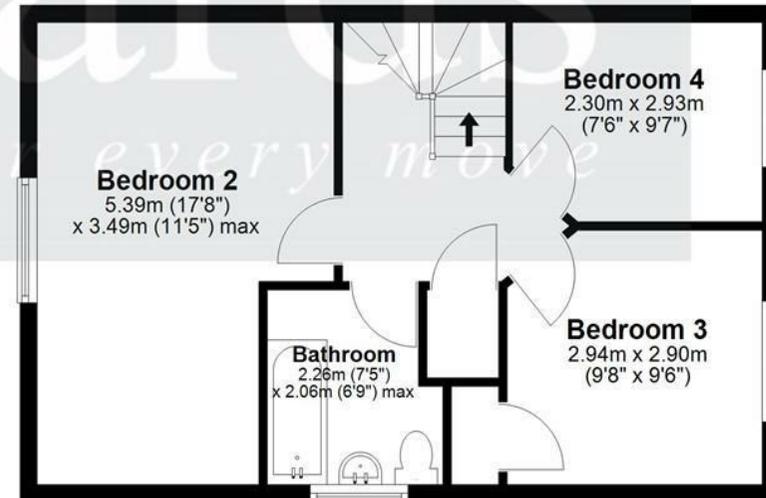
**Ground Floor**  
Approx. 44.9 sq. metres (482.9 sq. feet)



**First Floor**  
Approx. 44.9 sq. metres (482.8 sq. feet)



**Second Floor**  
Approx. 45.7 sq. metres (492.1 sq. feet)



Total area: approx. 135.4 sq. metres (1457.8 sq. feet)

This plan is for guidance only and is not to be relied upon.  
Measurements are approximate.  
Plan produced using PlanUp.