



**Moorlands, Tiverton EX16 6UF**

**welcome to**

## **Moorlands, Tiverton**

For sale with NO CHAIN is this three-bedroom detached home, nice plot- cul-de-sac position too! The property benefits from a lounge, fitted kitchen & utility room. Conservatory, cloakroom and family bathroom. Externally there are front & rear gardens, garage & off-road parking.

NOW REDUCED: this detached three-bedroom home set in a cul-de-sac within the popular Moorhayes area in Tiverton.

Upon entering, you are welcomed by a hallway giving access to all rooms and stairs rising to the first floor. The light and airy dual aspect lounge features a front facing bay window and patio doors opening onto the rear garden. The kitchen overlooks the garden and is complemented by a separate utility room. A cloakroom and a generous conservatory complete the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms serviced by a family bathroom. Externally, the property enjoys both front and rear gardens. The rear garden is mainly laid to lawn with additional patio and garden shed. Further benefits include off road parking and a garage equipped with power and light. If this property catches your eye, contact Fox & Sons today to arrange your viewing.

### **Entrance Hall**

On opening the front door, you are met by an entrance hall with doors to all rooms. A radiator, storage cupboard, telephone point. Stairs rise to the first floor.

### **Cloakroom**

Double glazed Window to front, radiator, WC, wash hand basin.

### **Lounge/Diner**

Dual aspect room with double glazed window to front and double-glazed sliding doors to conservatory. Two radiators. Gas fireplace, TV Point, storage cupboard.

### **Kitchen**

Double glazed window to fitted kitchen with a range of wall and base units, with 1 and half bowl sink and drainer. Integrated double eye level oven and gas hob with extractor fan over. Space for washing machine, wall mounted gas central heating boiler, Radiator.

### **Utility Room**

Space for fridge and freezer, door to rear garden. Door to garage door to front access.

### **Conservatory**

Radiator, door to rear garden. Power and light.



**Landing**

Double glazed window to front. Doors to all rooms, loft hatch.

**Bedroom One**

Double glazed window to rear, radiator.

**Bedroom Two**

Double glazed bay window to front, radiator, TV Point.

**Bedroom Three**

Double glazed window to rear, radiator.

**Bathroom**

Double glazed window to front, radiator, WC, wash hand basin. Bath with shower over, shaver point, extractor fan, partially tiled, airing cupboard.

**Loft Space**

Ladder

**Front Garden**

The property benefits from a front garden which is laid to lawn.

**Rear Garden**

Rear garden laid to lawn, with patio area, outside tap. There is a wooden shed.

**Parking**

Driveway parking and garage.

**Garage**

Garage has power + light



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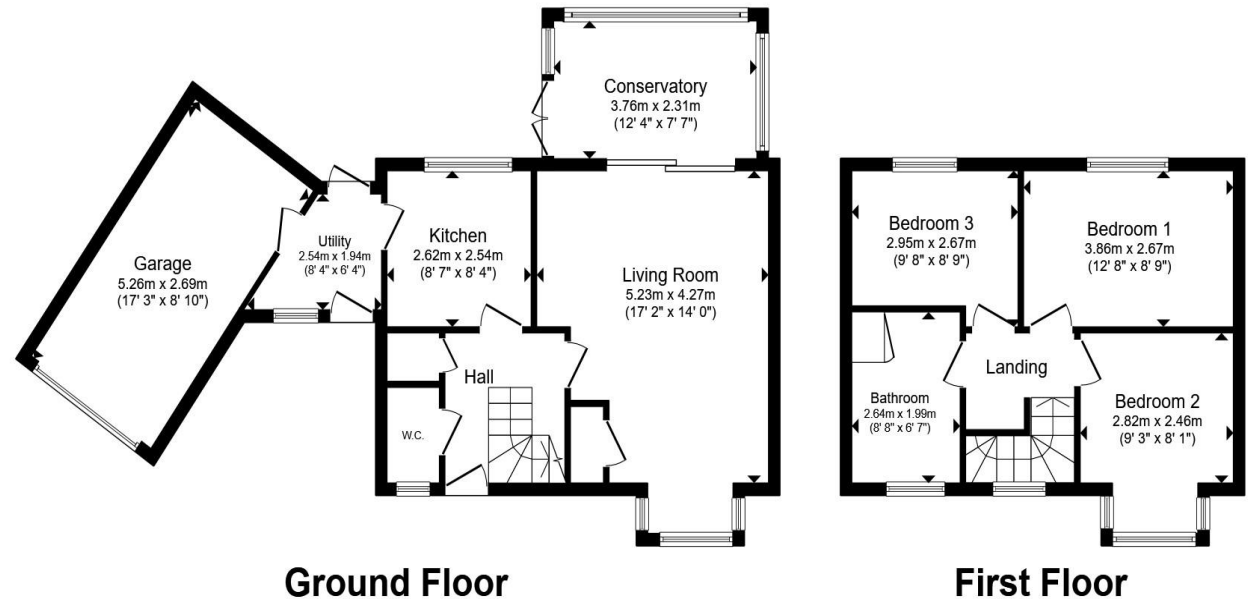
- Detached Three Bedroom Home
- Kitchen & Utility Room
- Conservatory
- Front & Rear Gardens
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£300,000**



Total floor area 103.6 m<sup>2</sup> (1,115 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
TVT105807 - 0004

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