



Offers In The Region Of £315,000

3 Bedroom Semi-Detached House for sale
58 MOORE DRIVE, TIVERTON





Overview

Nestled within a quiet cul-de-sac in the desirable Braid Park area of Tiverton, this impressive semi-detached home offers a warm welcome and instant curb appeal. The brick-built exterior, complemented by private driveway parking for two vehicles, immediately sets the tone for an exceptional family residence.

SOME IMAGES ARE STAGED FOR THE CONVENIENCE OF THE BUYER



Key Features

- 3-BED SEMI-DETACHED DAVID WILSON HOME
- QUIET CUL-DE-SAC LOCATION
- ENCLOSED REAR GARDEN
- PRIVATE DRIVEWAY
- 9 YEARS NHBC WARRANTY REMAINING
- 8 MONTHS BUILDERS WARRANTY REMAINING
- WHAT3WORDS///verve.vanished.ranges





Situated at the end of a peaceful cul-de-sac in the desirable Braid Park area of Tiverton, this beautifully presented semi-detached home offers the perfect blend of contemporary design and family-friendly practicality. Set on a desirable plot with great kerb appeal, this brick-built property also boasts a private driveway with off-road parking for two vehicles.

Stepping through the door, you are welcomed by a grand entrance hall with feature flooring and an impressive wide stairwell, establishing a sense of space and elegance from the outset. The ground floor is thoughtfully arranged for modern family living, featuring a contemporary kitchen/breakfast room fitted with high-spec units and quality integrated appliances including oven, gas hob, fridge-freezer, dishwasher, and provisions for a washer/dryer. There's ample space to comfortably seat four at the dining table, creating an inviting setting for daily family life as well as casual entertaining.

The heart of this home is the spacious family lounge, bathed in natural light thanks to double patio doors that effortlessly connect the indoors with the generous rear garden. This light-filled space also benefits from a walk-in cupboard-perfect for tucking away toys or relaxing of an evening with your favourite film. The ground floor additionally offers a sizeable cloakroom/WC, providing superb extra storage space

Moving upstairs, two generous double bedrooms are served by a family-sized, modern bathroom fitted with full-sized bath and shower, along with a stylish ensuite to the master bedroom. The master suite provides ample room for a king-sized bed, plenty of built-in storage, and the luxury of a private shower room. A flexible third bedroom, ideal as a child's room or home office, enjoys relaxing views over the rear garden.

The garden itself is an inviting, fully enclosed space currently laid to lawn, ready for families to tailor the area to personal tastes-ideal for summer gatherings, gardening projects, energetic play or simply relaxing with a book in the fresh air. Side access makes muddy post-walk returns with children or dogs quick and clean, and exterior storage is also catered for.

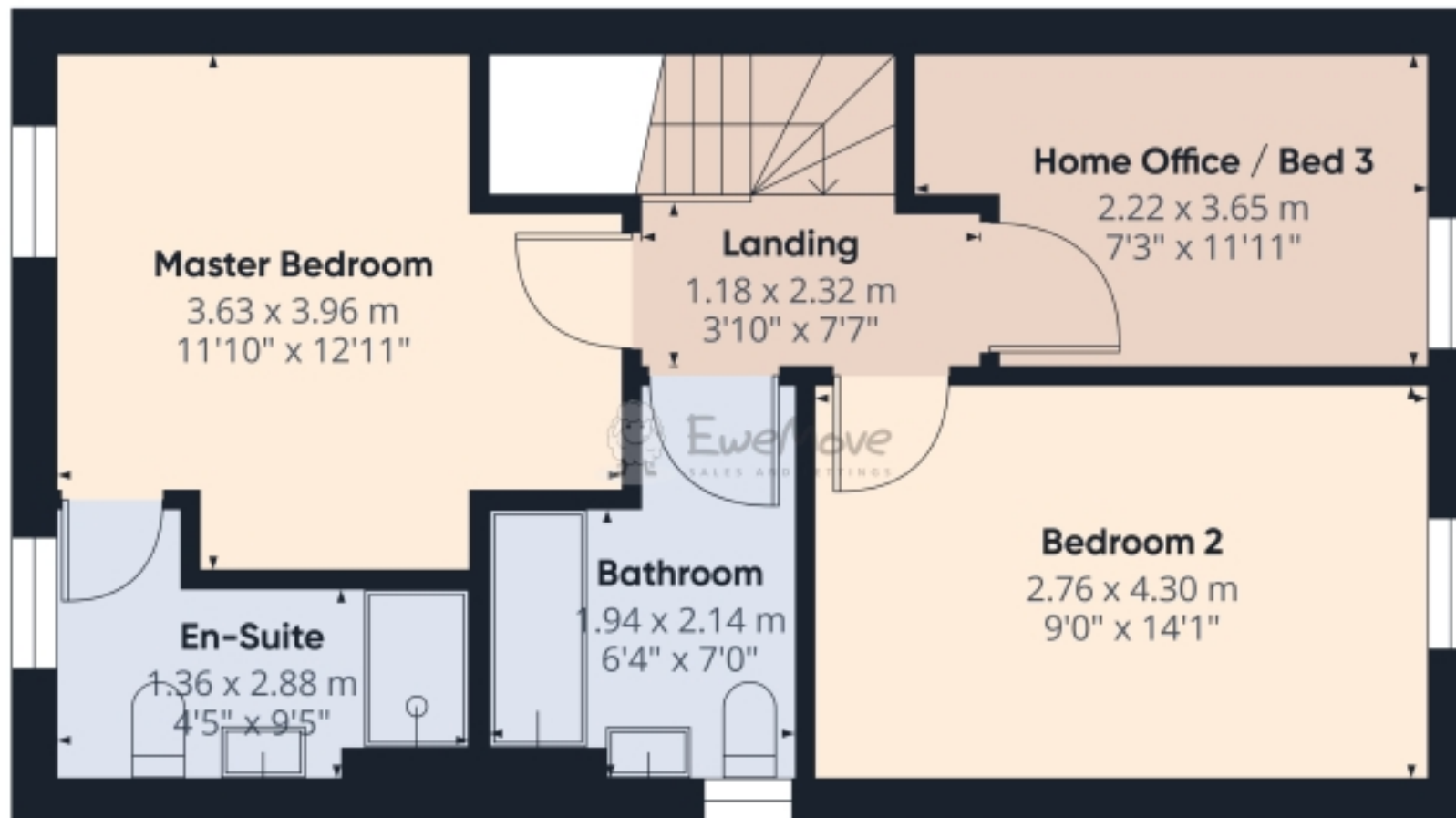


Just outside your front door lies the historic market town of Tiverton, renowned for excellent shopping, lively local amenities and top-tier schools. The location provides seamless access to the award-winning Grand Western Canal Country Park-offering picturesque walking, cycling and family boating just moments from home. Nearby Tiverton Castle, with its storied medieval history and tranquil courtyard gardens, provides delightful day trips for all ages. The A361 link road is close at hand, supplying easy onward travel to the stunning North Devon coastline, M5 (J27), and mainline rail links from Tiverton Parkway.

Exeter and Taunton, each less than 25 miles away, offer even more leisure and lifestyle options, making this a superb base for both urban access and rural retreat.

For those seeking an exceptional family home in a prime Tiverton location, bursting with space, flexibility, and local character, an early viewing is highly recommended. Contact the office today to arrange your visit and see first-hand all that this remarkable property has to offer

Floorplans



Approximate total area⁽¹⁾
43.6 m²
469 ft²

(1) Excluding balconies and terraces

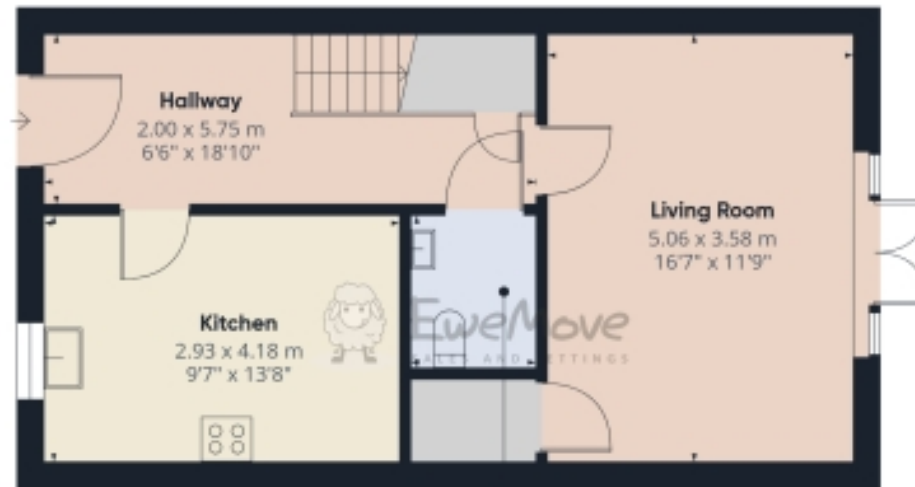
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFES&O



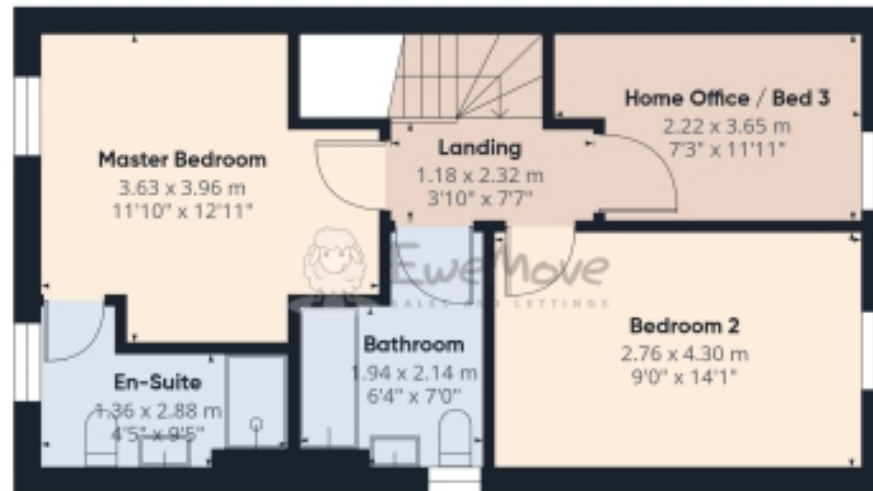
Floor 1

Floorplans



WC
1.85 x 1.47 m
6'0" x 4'9"

Floor 0



Floor 1



Approximate total area*
90.4 m²
972 ft²

(*) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



EPC

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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