



25 Magnolia Court



STAGS

25 Magnolia Court

Tiverton, EX16 6UQ

Tiverton Town Centre 1 Mile | M5 (Junction 27) & Tiverton Parkway 8 miles | Exeter City Centre 15 miles | Taunton 20 miles

An immaculately presented four-bedroom home, with off street parking and a garage, in the popular Moorhayes area, offered to the market with no onward chain.

- Semi Detached Home
- No Onward Chain
- Generous Sitting/Dining Room
- Garage
- Council Tax Band C
- Four Bedrooms
- Beautifully Presented
- Off Street Parking
- Conveniently Located
- Freehold

Guide Price £290,000

DESCRIPTION

25 Magnolia Court is a beautifully presented four-bedroom home set in the popular Moorhayes area, the property is ideally situated close to local schools. It's also just a short distance from Knightshayes, a beautiful National Trust property known for its stunning gardens and parkland. For everyday conveniences, Tesco Express is within walking distance, giving easy access to groceries and essentials. Additionally, the junction for the North Devon Link Road is a short distance away, accessible in either direction, ensuring quick and convenient travel to surrounding areas and beyond.

The property consists of a large sitting/dining room and newly fitted kitchen on the ground floor, with a downstairs w/c. Upstairs the property benefits from four good sized bedrooms, with the main bedroom served by an en suite, with the remainder served by a modern family bathroom.

Outside, the property sits in a good-sized plot with off street parking and a garage, the rear garden consists of a patio area, artificial lawn and raised beds with mature plants and shrubbery.

SERVICES

Mains electricity, gas, water and drainage.

Ofcom predicted broadband services in the area - Standard, Superfast & Ultrafast.

Ofcom predicted mobile coverage for voice and data in the area: Internal – EE (variable).

External – O2 (variable), EE, Three, and Vodafone.

Local Authority: Mid Devon District Council.

DIRECTIONS

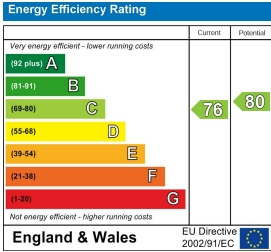
What3Words: ///outfit.tonic.candy

Google Drop Pin: <https://maps.app.goo.gl/DH5oAWiVX7hjfiL66>



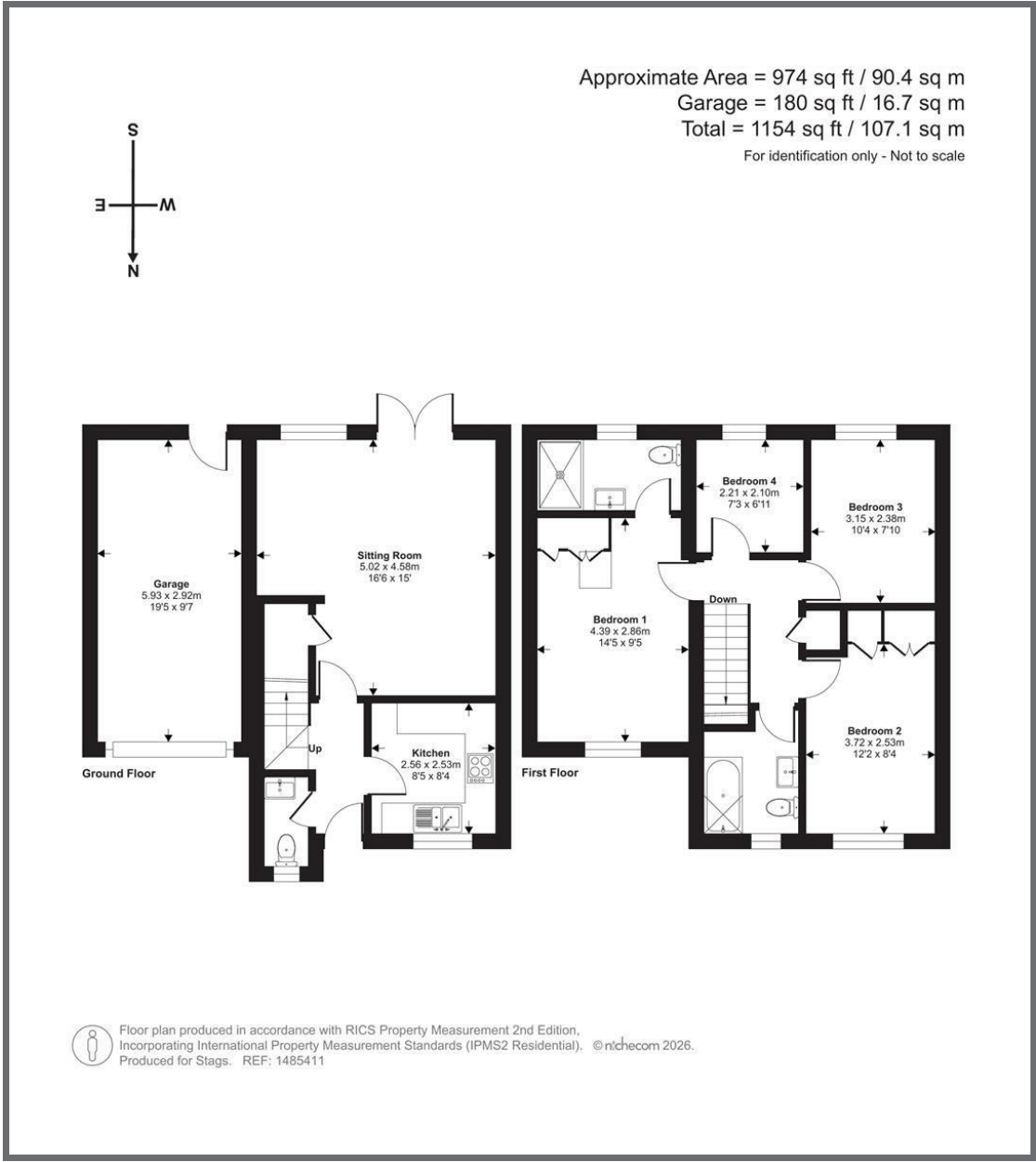


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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