



1 Massey Road, Tiverton, EX16 6FG
£295,000

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NO ONWARD CHAIN

A bright and beautifully presented three-bedroom home offering spacious, versatile living throughout. All conveniently positioned within the sought-after Moorhayes development.

Description

Stepping inside the property, you are welcomed by a spacious entrance hallway which immediately sets the tone for this bright and generously proportioned home. To the left is a conveniently positioned downstairs WC, adding further practicality and versatility to the layout. Further along the hallway, a useful storage cupboard provides the perfect space for everyday essentials and household items.

The property flows seamlessly into the well-appointed kitchen, featuring an excellent range of sleek light grey wall and base units offering ample storage. Thoughtfully designed with both style and functionality in mind, the kitchen provides plenty of workspace for modern living, along with direct access to the rear garden. Further through the property is the impressive lounge diner, a wonderfully spacious room enhanced by dual-aspect window and doors that flood the space with natural light throughout the day. The versatile layout offers ample room for a variety of furniture arrangements, creating the ideal setting for both relaxing and entertaining guests.

Ascending to the first floor, you are greeted by a spacious landing which provides access to all principal rooms. The primary bedroom benefits from a wide range of built-in storage, along with generous floor space for additional bedroom furnishings. Bedroom two is another well-proportioned room, also featuring built-in storage and a bright, airy feel. The third bedroom is a comfortable single room, which also has the potential to be used as a study or nursery. Completing the first floor is the modern family bathroom, fitted with a contemporary matching suite and a shower over the bath.

Externally, the property boasts a sunny, low-maintenance rear garden, perfect for enjoying time with family and friends. Attractive planted borders add a touch of greenery and character to the outdoor space. The garden also benefits from rear access leading to off road parking and a garage.

Council Tax, Servicers & Tenure

Council Tax Band - C

Freehold

All Mains Connected

Ofcom Broadband Speeds: Ultrafast

Ofcom Mobile Signal : EE Vodafone Three Likely - O2 Limited

Tiverton

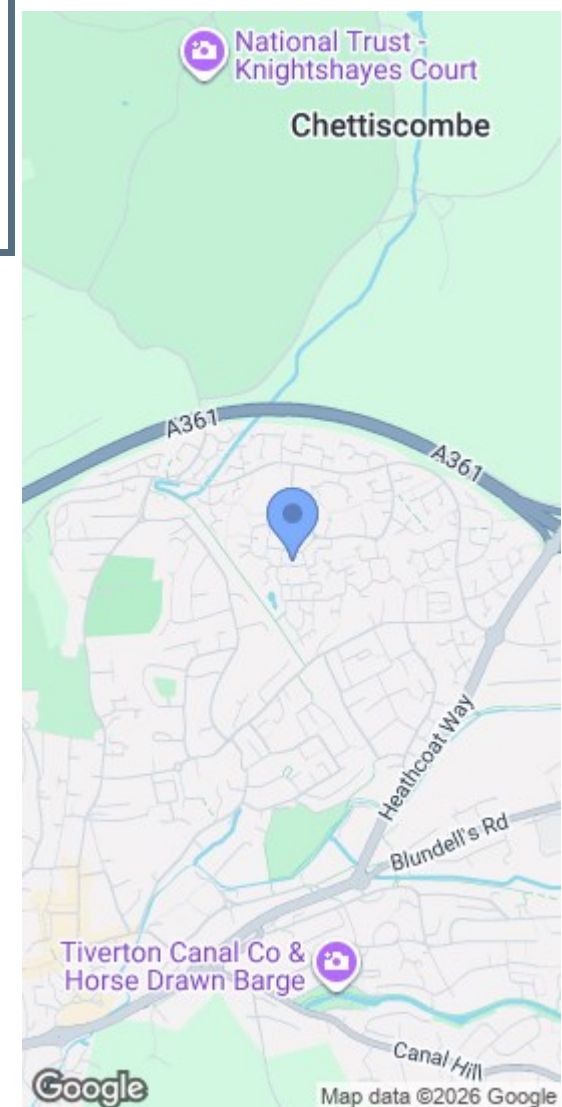
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.

Disclaimer

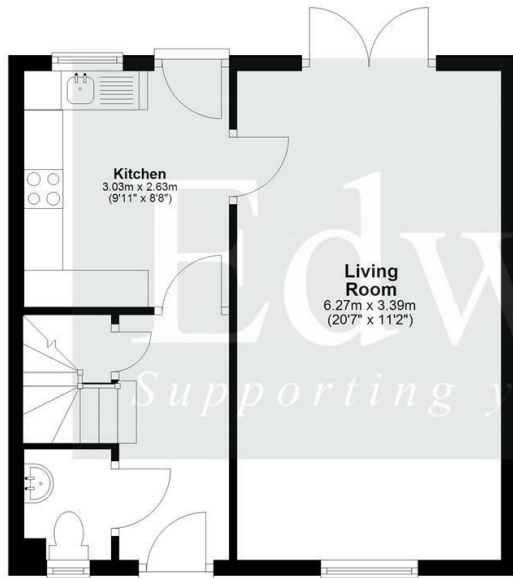
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

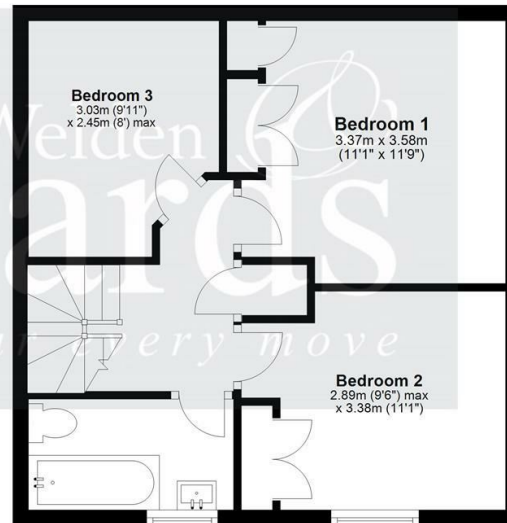
Ground Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



Total area: approx. 77.0 sq. metres (828.7 sq. feet)

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



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