



7 Mercers Close, Tiverton, EX16 6AE
Asking Price £200,000

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Situated within the highly sought-after Moorhayes development, this beautifully presented two-bedroom coach house offers an excellent opportunity for a wide range of buyers. Combining stylish, low-maintenance living with move-in-ready accommodation, the property provides a welcoming home from day one while still offering plenty of scope for a new owner to add their own personal touch.

Description

Upon entering the property, you are welcomed by a spacious entrance stairwell, complete with a practical area for removing shoes, coats, and outdoor clothing. A conveniently positioned radiator provides an immediate sense of warmth and comfort during the colder months. Ascending the stairs, you arrive at a bright and airy landing that serves the property's well-proportioned accommodation. To the right, the family bathroom is presented in a timeless neutral style, featuring attractive tiling and a matching white suite, creating a fresh and inviting space.

Adjacent to the bathroom is Bedroom One, a generous double bedroom offering ample space for a range of furniture and storage solutions. With its neutral décor and versatile layout, it provides the perfect blank canvas for a new owner to personalise and make their own. Alongside is Bedroom Two, another well-proportioned room that benefits from a charming roof window. This feature allows natural light to flood the space while also enhancing privacy, making it ideal as a guest bedroom, nursery, home office, or additional bedroom.

Continuing along the landing, a full-height storage cupboard offers valuable space for everyday household essentials, helping to keep the home organised and clutter-free. The modern kitchen is thoughtfully designed in an attractive L-shaped layout, combining practicality with low-maintenance living. It offers space and plumbing for a washing machine and fridge-freezer, alongside an integrated oven, hob, and extractor hood. Generous worktop space provides plenty of room for food preparation, while the well-positioned window fills the room with natural light and offers a pleasant outlook from the sink area. A range of contemporary wall and base units provides excellent storage, enhancing both the functionality and versatility of the space.

Undoubtedly the highlight of this charming coach house is the impressive open-plan living and dining area. As the true heart of the home, this spacious room offers exceptional flexibility, with ample room for both relaxation and entertaining. Whether hosting family and friends, enjoying a quiet evening, or creating a comfortable everyday living environment, this welcoming space caters to every occasion. Dual-aspect windows, combined with bright, neutral décor, create a wonderfully light and airy atmosphere throughout.

Overall, this delightful and low-maintenance coach house is presented in move-in-ready condition, offering a fantastic opportunity for buyers seeking a stylish and versatile home with plenty of scope to add their own personal touch. Also boasting a garage and additional parking below.

Council Tax, Services & Tenure

All Mains Connected
Freehold
Council Tax Band - B

Ofcom Broadband Speeds: Ultrafast
Ofcom Mobile Signal: Vodafone, Three & EE - Likely O2 Limited

Tiverton

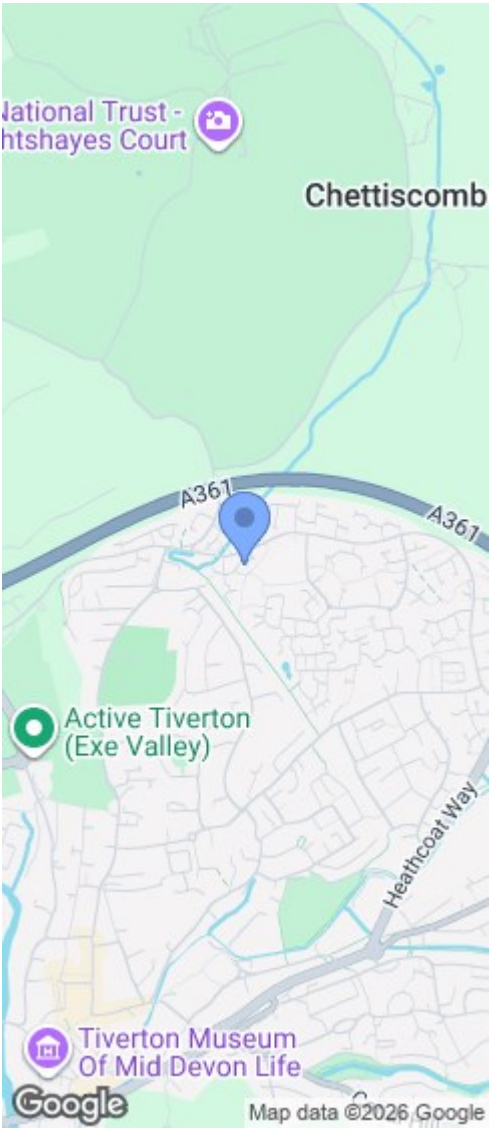
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

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.

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		84
(81-91) B		
(69-80) C	71	
(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

First Floor

Approx. 63.4 sq. metres (682.5 sq. feet)



Total area: approx. 63.4 sq. metres (682.5 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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