21 Pinnex Moor Road, Tiverton, EX16 6JN
£335,000

Welden Edwards
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Offered to the market for the first time in 62 years and available with NO ONWARD CHAIN, this fantastic five-bedroom home presents a rare opportunity. The property boasts generous living accommodation throughout, a beautifully maintained rear garden, a versatile garden room, and the added benefit of a garage with driveway parking.

Description

Stepping through the front door, you are welcomed into a bright and inviting entrance hall that provides access to all ground-floor rooms. To the left sits the spacious lounge — a wonderfully light room thanks to the large front-facing window that frames views of the attractive front garden.

Positioned at the rear of the home is the kitchen, fitted with a range of wall and base units offering generous storage and worktop space. It includes an integrated oven, hob and extractor fan, along with plumbing for a washing machine. A door from here opens directly into the rear garden.

To the right side of the property are three bedrooms. Bedroom One, located at the front, is a generous double complete with fitted wardrobes. Bedroom Two is another excellent double room overlooking the rear garden and benefits from a built-in cupboard. Bedroom Three is a well-proportioned single, also featuring built-in storage. Completing the ground floor is the family bathroom, fitted with a bath with shower over, WC and hand basin.

Ascending to the first floor, you will find two further large bedrooms and a shower room. Bedroom Four is a superbly spacious room with a large window that fills the space with natural light. This room also provides access to the eaves storage and houses the central heating boiler. Bedroom Five is another sizeable double. The shower room is fitted with a shower cubicle, WC and hand basin.

Externally, the rear garden is a fantastic feature of this home. A generous lawn offers the perfect setting for alfresco dining, while mature trees and shrubs create a peaceful, private haven. A charming wooden arch leads into an additional garden area with planting beds and a greenhouse — ideal for keen gardeners or those looking to create a personalised outdoor retreat.

Another standout feature is the garden room, complete with large windows and patio doors. This versatile space is perfect for working from home, creative hobbies, or simply relaxing.

A pathway to the side of the garden leads to a useful store, which in turn connects to the garage equipped with power, lighting, and an electric garage door for added convenience.

To the front, a spacious driveway provides parking for up to three vehicles, complemented by a well-kept front garden that enhances the property’s kerb appeal.

Council Tax, Tenure & Services

Freehold
Council Tax Band - B
All Mains Connected
Ofcom Broadband Speeds - Ultrafast
Ofcom Mobile Signal - O2 Limited - EE, Three, Vodafone Likely

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.

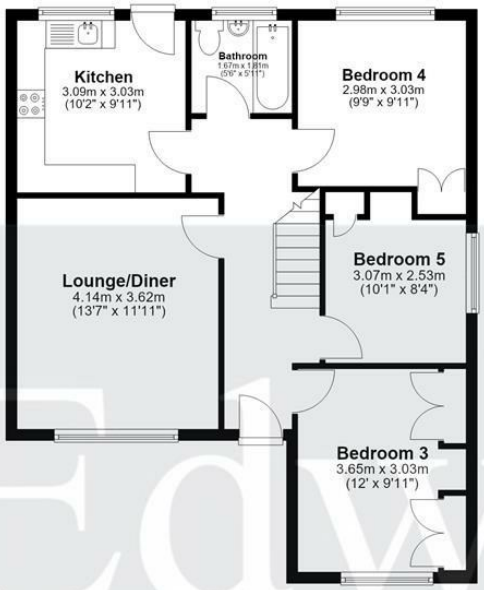
Sales Enquiries

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

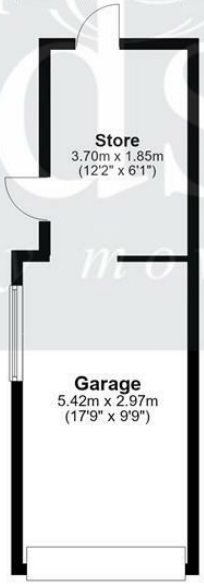
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

Ground Floor
Approx. 66.9 sq. metres (720.4 sq. feet)

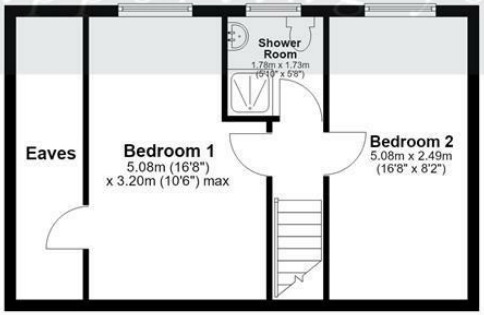


Outbuilding
Approx. 13.7 sq. metres (147.8 sq. feet)

Garage
Approx. 23.2 sq. metres (249.4 sq. feet)



First Floor
Approx. 41.2 sq. metres (443.9 sq. feet)



Total area: approx. 145.1 sq. metres (1561.4 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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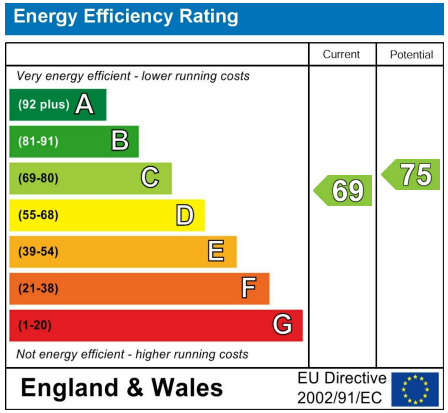

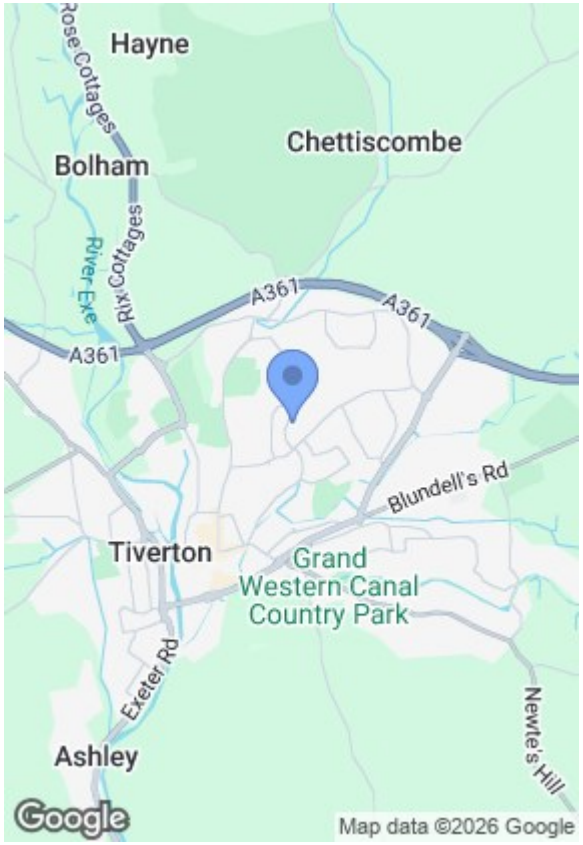

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