

Guide Price £395,000



26 Rooks Way, Tiverton, EX16 6XJ

- No Onward Chain
- Double garage and gated drive
- Dedicated study
- 4 generous bedrooms
- Secluded courtyard areas
- Private rear outlook
- Dual aspect sitting room
- Kitchen dining room served by a utility
- 2 bathrooms
- Central, convenient location

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26 Rooks Way, Tiverton EX16 6XJ

You're sure to be surprised by the secluded outlook at the rear, the interior space, and the double garage with a gated drive. This substantial detached four-bedroom family home is also offered with No Onward Chain and represents excellent value.



Council Tax Band: E



If you feel that you have simply become the family taxi driver, constantly ferrying your children between birthday parties, football training, last-minute convenience store runs, daily school commutes, etc., then 26 Rooks Way might well be your salvation. Conveniently situated in the centre of Moorhayes Park, this substantial detached family home has everything right on its doorstep. The local Tesco Express, Moorhayes Community Centre, sports pitches, and schools are all within easy walking distance, meaning genuine independence for older children and perhaps an early retirement for the family taxi driver!

The property is offered with no onward chain. The house sits back from the road behind a low-maintenance, hard-chipped front garden. Once inside, the spacious reception hall has a winding staircase rising to the first floor, and just off the reception hall is a dedicated study—ideal for working from home—alongside a useful ground-floor cloakroom.

Running the full depth of the house from front to back, the dual-aspect sitting room is flooded with natural light, with double doors opening directly out onto the raised rear terrace, a feature that the current owners created. The true centrepiece of the home is the spacious open-plan kitchen dining room, which is also served by a utility. Originally arranged as two separate rooms and now opened through into one generous space, it also has double doors out onto the rear terrace, creating a lovely flow to the home. As mentioned, the kitchen is supported by a practical utility area and rear lobby, which also opens out onto an enclosed covered courtyard area, which is a particularly private space and perfect for sitting out in more inclement weather, and perhaps for drying washing or kicking off muddy boots. At the other side of the house is a further useful courtyard space,

currently home to a garden shed.

On the first floor, the bright landing leads to four generous bedrooms: three comfortable doubles fitted with built-in wardrobes, with those rooms at the rear enjoying the surprisingly leafy outlook. The fourth would make an excellent single bedroom, but could also readily accommodate a double bed and perhaps serve as a guest room. The master bedroom benefits from its own en-suite shower room, and the family bathroom has been updated, the bath having been replaced with a large double shower cubicle with an overhead rain shower and inset cupboard storage.

What is particularly surprising about this property is the private outlook at the rear. The raised patio has French doors leading directly out from both the sitting room and dining room and sits in a slightly elevated position, enjoying those surprisingly peaceful views. Steps lead down to a level lawn and a gated driveway which leads to the double garage. The garage has power and light and an electric up-and-over door. This is nothing short of an excellent family home in a most convenient location and enjoys far more seclusion than you would ever imagine.

Tenure
Freehold

Services
Mains electricity, gas, water, and drainage.

Council Tax
Band E

Local Authority
Mid Devon District Council 01884 255255



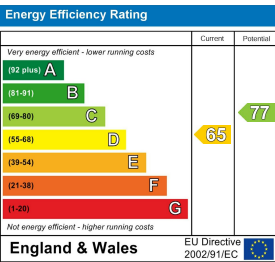
Directions

From the Bolham roundabout at the end of the dual carriageway, proceed toward the town, turning left onto Lea Road at the first roundabout. Proceed up the hill, passing Tesco Express on your right, and then turn immediately right into Rooks Way. Continue to the mini-roundabout, and the property will be seen ahead of you slightly to the left.

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

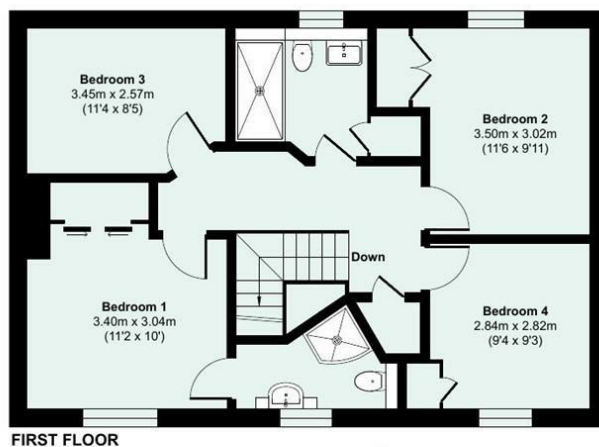
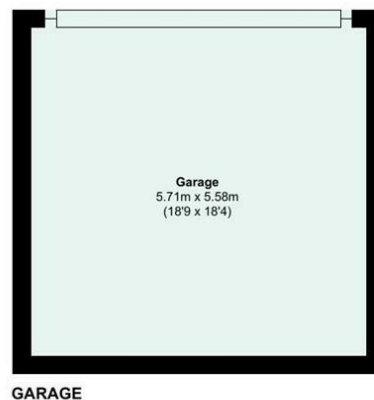
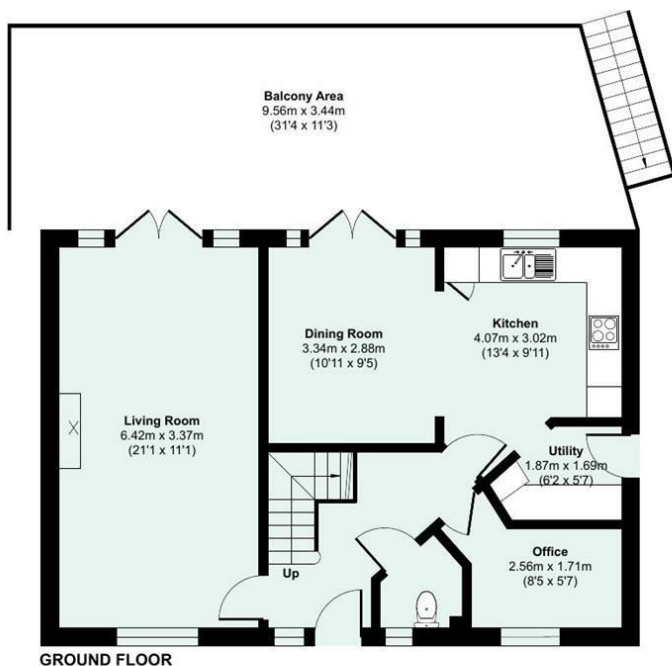
EPC Rating





Approximate Area = 1332 sq ft / 123.7 sq m
 Garage = 343 sq ft / 31.8 sq m
 Total = 1675 sq ft / 155.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1527262



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