



Juniper Close, Tiverton EX16 6TX

welcome to

Juniper Close, Tiverton

Located in a cul-de-sac position you will find this detached four bedroom home which offers spacious accommodation throughout. With three reception rooms, a modern kitchen/diner & utility room. Off road parking & double garage. Front and rear gardens. Ensuite to master bedroom, family bathroom & WC.

Description

Located within a Cul de sac on Moorhayes, is this four bedroom detached home which offers generous living space throughout. Step into a bright and welcoming entrance hall, with stairs rising to the first floor and useful under-stairs storage. There are three reception rooms on the ground floor, including a study which provides a perfect home office space with a front aspect, a spacious lounge & dining room. The lounge is a spacious and comfortable reception area with a central fireplace and sliding doors opening to the rear garden. The dining room enjoys a bay window to the front and offers ample space for entertaining. The kitchen/diner is fitted with a modern range of wall, base, and drawer units, complemented by solid wood worktops and integrated appliances including a hob, oven, extractor, and dishwasher. There's plenty of room for a breakfast table. A separate utility room provides additional storage, sink unit, integrated fridge/freezer, and plumbing for a washing machine, with internal access to the double garage.

Upstairs, the master bedroom is a generous double with built-in wardrobes and an en-suite shower room. Bedrooms two and three are also doubles with built-in wardrobes, while bedroom four is a spacious single with storage. The family bathroom includes a bath with shower over, WC, and wash hand basin. To the front, a private driveway offers off-road parking for multiple vehicles, leading to the double garage with power **and light**.

The front garden is low-maintenance with gravel chippings. The rear garden is fully enclosed and features a paved patio for outdoor dining, a gravelled seating area, and a lawn bordered with shrubs and plants. A side gate provides access to the front.

Entrance Hall

Doors to all rooms. Stairs to first floor and understairs cupboard. Radiator and telephone point.

Cloakroom

Double glazed window to side. Wash hand basin, WC, partially tiled, radiator.

Lounge

18' 6" x 12' 8" (5.64m x 3.86m)
Double glazed sliding doors to rear. Double glazed window to rear. Gas fireplace, two radiators, wall mounted lights and TV point.

Dining Room

9' 1" x 10' 7" (2.77m x 3.23m)
Double glazed bay window to front, radiator.

Kitchen/ Breakfast Room

10' 7" Max x 12' 5" Max (3.23m Max x 3.78m Max)
Double glazed window to rear. The kitchen is equipped with a range of wall and base units with solid wood worktop over and partially tiled. One and half bowl sink, double eye level oven, induction hob, extractor fan and integrated dishwasher. Radiator.

Utility Room

6' 8" x 7' 8" (2.03m x 2.34m)
Double glazed window to rear. Door to rear and garage. The utility is equipped with a range of wall





and base units. Stainless steel sink, partially tiled, integrated fridge freezer, space for washing machine. Radiator and central heating boiler.

Study

8' 4" Max x 9' 9" Max (2.54m Max x 2.97m Max)
Double glazed window to front, radiator.

Landing

Double glazed window to front. Doors to all rooms.
Radiator, airing cupboard, loft hatch with ladder.

Bedroom One

15' 2" Max x 10' Max (4.62m Max x 3.05m Max)
Double glazed window to rear. Built in wardrobes,
chest of drawers, bedside tables and vanity unit.
Radiator.

Ensuite

Double glazed window to front. Wash hand basin,
WC, shower cubicle, shaver points, extractor fan and
radiator.

Bedroom Two

13' Max x 9' 10" Max (3.96m Max x 3.00m Max)
Double glazed window to front. Built in wardrobe,
radiator, TV point.

Bedroom Three

12' 3" x 9' 9" (3.73m x 2.97m)
Double glazed window to rear. Built in wardrobe,
radiator and TV point.

Bedroom Four

9' 9" x 6' 9" (2.97m x 2.06m)
Double glazed window to rear. Built in wardrobe,
radiator.

Bathroom

Double glazed window to front. Wash hand basin,
WC, bath with shower attached, extractor fan, shaver
points, fully tiled to ceiling.

Front Garden

Large area for parking and stone area. Power points.

Rear Garden

The rear enclosed garden is laid to lawn with trees
and shrubs, a patio area, stone area and outside
shed. Outside power points and outside light. Water
tap. Access to the front.

Off Road Parking

Double Garage

16' 7" Max x 22' 6" Max (5.05m Max x 6.86m Max)
Power and light. Loft hatch with loft ladder.

Services

Mains gas, electric, water and drainage.

Location

Situated within the popular Moorhayes park area
within close proximity to Tesco Express, daycare
nursery and Moorhayes community centre. Local
primary and secondary schools are also in close
proximity. Tiverton is a thriving market town with an
excellent range of educational facilities and shops.
Tiverton has good road links with easy access to
Junction 27 off the M5 motorway and adjacent
mainline station (Paddington in about two hours).



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welcome to

Juniper Close, Tiverton

- Detached Four Bedroom Home
- Three Reception Rooms
- Ensuite Shower Room, Family Bathroom & Cloakroom
- Front & Rear Gardens
- Double Garage and Off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£475,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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