



28 Cowley Moor Road, Tiverton, EX16 6HH
£315,000

Welden 
Edwards
Supporting your every move

This attractive three bedroom home offers a bright and spacious layout, featuring a cosy living room, and an open-plan dining space. Externally, the property benefits from a private rear garden ideal for entertaining, with a well-equipped garage, and a driveway with parking for multiple vehicles.

Description

This well-presented property opens into an inviting hallway, offering ample space for coats and footwear. Also including an under-stair W/C & Hand basin. A high ceiling and thoughtfully positioned window create a bright and welcoming first impression, leading seamlessly into the cosy living room. This space strikes the perfect balance between comfort and openness, enhanced by a large bay window that floods the room with natural light. The former fireplace has been cleverly converted into a charming nook, ideal for a pet bed, while two alcoves with fitted shelving provide both character and practical storage.

The layout flows effortlessly into a spacious dining room, beautifully decorated and perfectly suited to accommodate a family dining table and chairs. Adjacent, is a well-appointed kitchen which includes an integrated cooker, hob and dishwasher. Along with generous storage and worktop space, ready to be complemented by additional appliances. The kitchen further extends into a convenient utility room, with plumbing for a washing machine and space for a fridge/freezer. There is also direct access to the single garage. To the rear, the property boasts a sizeable conservatory, an excellent multi-purpose space that offers a seamless indoor-outdoor feel, ideal for entertaining or relaxing.

Upstairs, a generous landing leads to the family bathroom, complete with a shower over bath, and a matching WC and sink set. The space is finished with stylish marble-effect shower panels. The primary bedroom is spacious and bright, benefiting from built-in storage and a large window that allows natural light to pour in. Bedroom two is also well-proportioned and features an attractive bay window, mirroring the living room below. Both are comfortable double rooms with ample space for freestanding furniture. Bedroom three offers versatility as a single bedroom, home office, or nursery, with room for storage.

Externally, the property continues to impress. A well-sized garage is equipped with power, hot and cold water, and a partitioned storage area to the rear. The enclosed rear garden is bordered by tall fencing, providing privacy and a fantastic setting for social gatherings, barbecues, and family time. It features a generous decking area, a low-maintenance patio, and neatly kept borders ready for planting. To the front, there is an attractive driveway with parking for up to three vehicles.

Council Tax, Services & Tenure

Council Tax Band - C
 Freehold
 All Mains Connected

Ofcom Broadband Speeds: Superfast 80 Mbps
 Ofcom Mobile Signal : EE, Vodafone, Three Likely - O2 Limited

Tiverton

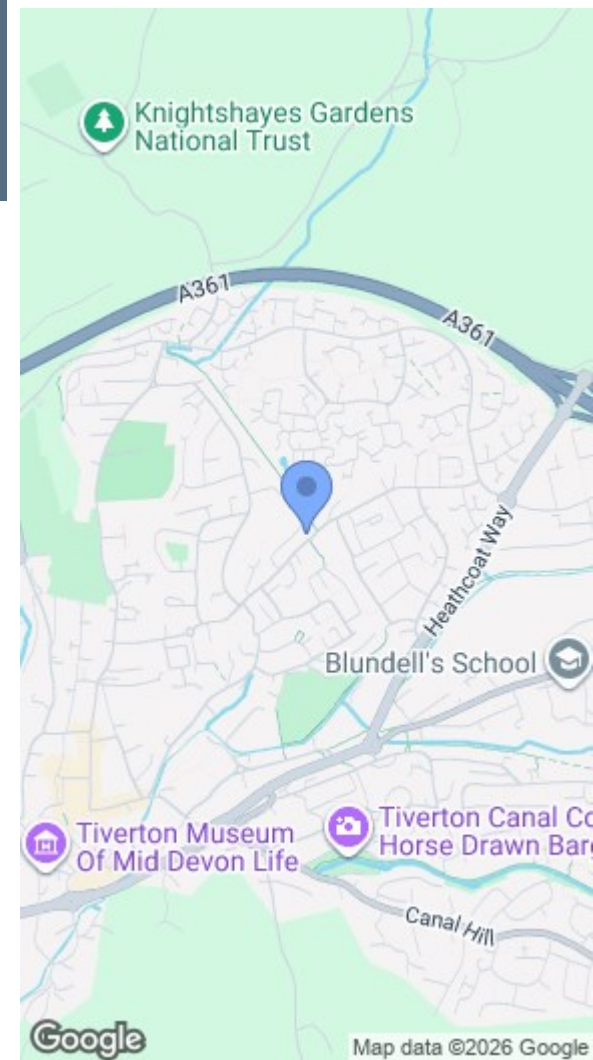
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Sales enquiries

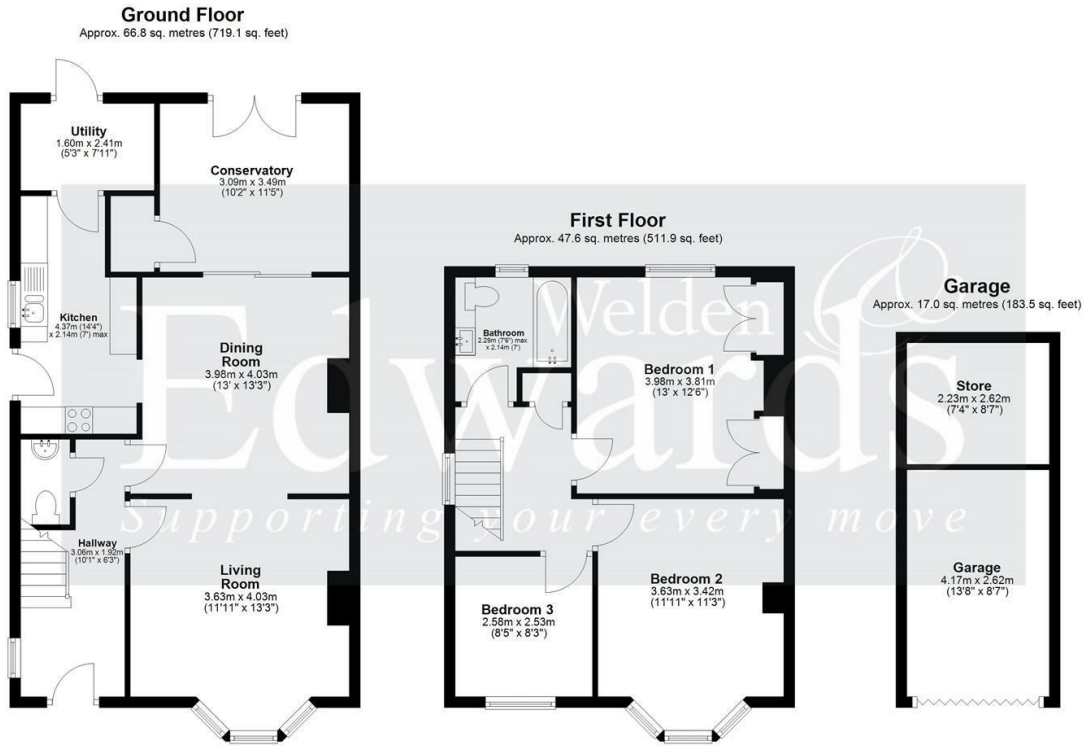
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 131.4 sq. metres (1414.5 sq. feet)

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



