



39 Redvers Way, Tiverton, Devon, EX16 6XL **Guide Price £320,000**

- Beautifully presented throughout
- Kitchen / family room
- Downstairs cloakroom
- 3 further bedrooms
- Garden and separate courtyard
- Sitting room with Morso multi fuel stove
- Dining room
- Master bedroom with en-suite
- Modern family bathroom
- Impressive garden office

39 Redvers Way, Devon EX16 6XL

Located in a quiet position on the northern side of Tiverton, 39 Redvers Way offers well-planned accommodation including four bedrooms, two reception rooms and a kitchen/family room, together with an enclosed rear garden and an impressive garden office.



Council Tax Band: D



Positioned in a quiet, tucked-away setting, 39 Redvers Way offers well-planned accommodation together with an insulated garden office located within the rear garden.

The property includes four bedrooms, all with built-in wardrobes. The main bedroom has an en-suite shower room, and the remaining bedrooms are served by a family bathroom.

On the ground floor, the sitting room contains a Morso multi-fuel stove. The dining room has French doors opening to a private courtyard, and the kitchen/family room also has French doors leading to the rear garden. The property has gas central heating, UPVC double glazing and fitted bathroom suites.

Externally, there is a carport with space for two vehicles and a level, enclosed rear garden laid mainly to lawn, with a patio area, a large timber store and the garden office noted above.

Moorhayes is a long-established residential area on the

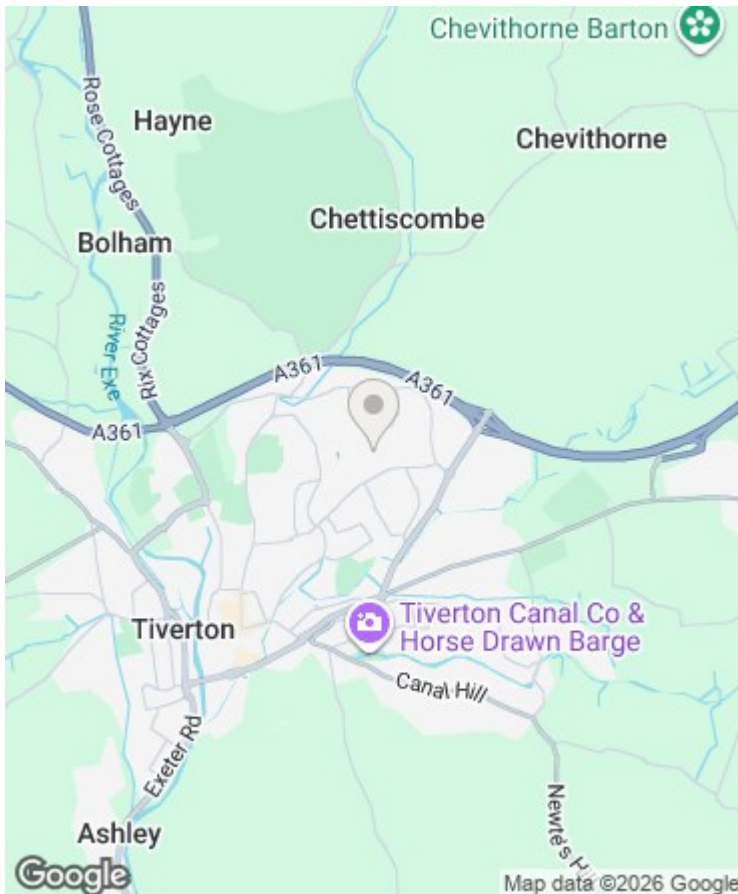
northern side of Tiverton, providing access to local amenities. Regular bus services run to the town centre and towards Exeter. The area is convenient for local schooling at both primary and secondary level. The nearby A361 North Devon Link Road gives access to Junction 27 of the M5 and Tiverton Parkway mainline station, as well as routes to the north coast. The Exe Valley and Exmoor are accessible for walking, and the National Trust's Knightshayes Estate offers further local walking routes.

Tenure:
Freehold

Services:
Mains electricity, gas, water and drainage

Council Tax:
Band D

Local Authority:
Mid Devon District Council — 01884 255255



Directions

From the market car park, turn left into Newport Street and follow the road around to the right. Continue across the roundabout and turn right at the next roundabout. After about ¼ of a mile, turn right just beyond the Tesco Express convenience store, into Rooks Way. At the first roundabout turn right into Swan Avenue and follow the road down bearing left

Viewings

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

EPC Rating:

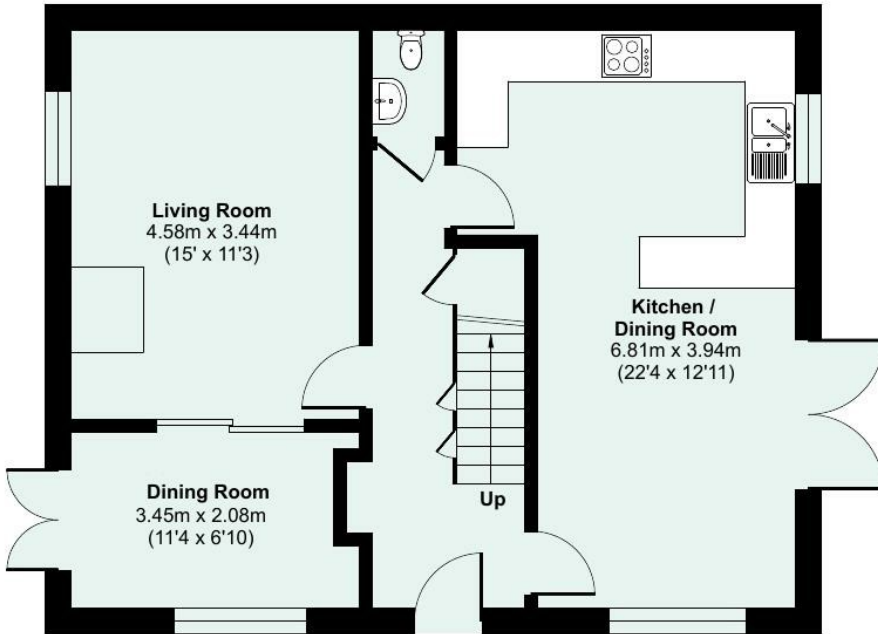
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Area 1252 sq ft / 116.3 sq m (excludes carport)

Outbuildings = 154 sq ft / 14.3 sq m

Total = 1406 sq ft / 130.6 sq m

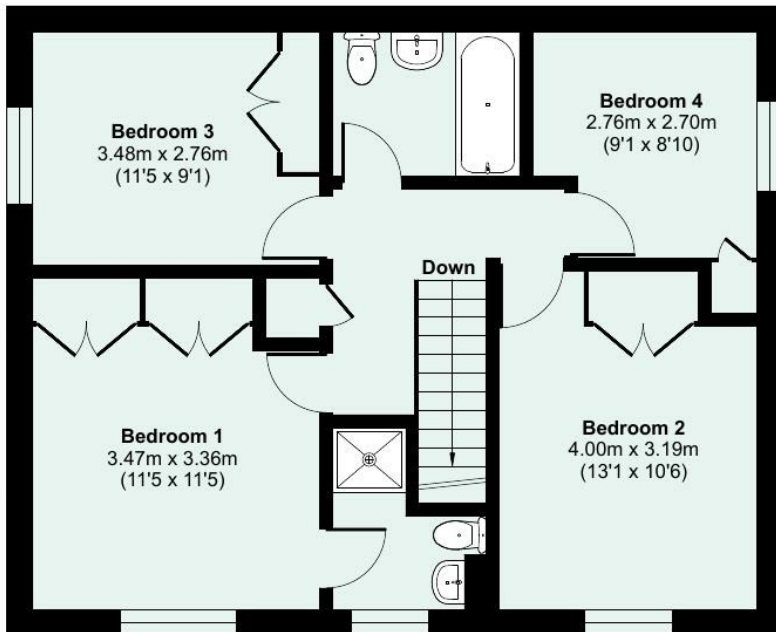
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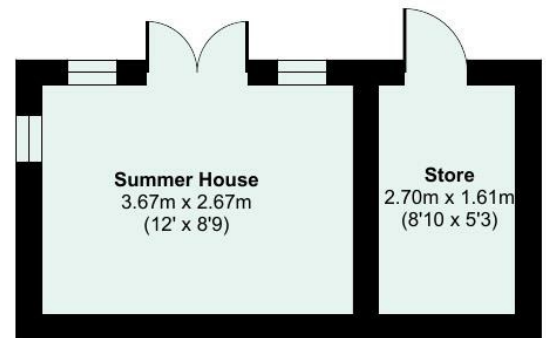
GROUND FLOOR



CARPORT



FIRST FLOOR



OUTBUILDING 1 / 2



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: 1456454

