



**5 Higher Moor Square Lea Road, Tiverton**

Guide Price **£255,000**

# 5 Higher Moor Square Lea Road

Tiverton, EX16 6TN

What3words [///spun.brings.cope](https://www.what3words.com/#!/en/@@@spun.brings.cope)

Charming 2-bed home with south-facing garden, conservatory, garage. Ideal for buyers seeking character, low maintenance & excellent transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Garage & Parking
- No onward chain
- Enclosed rear garden
- Two double bedrooms
- Close to bus stop
- Spacious lounge/diner



Well presented two bedroomed home with south facing garden, conservatory and a garage, offering excellent transport links. Located within walking distance of local shops, restaurants and services, this attractive two bedroomed home offers spacious, well planned accommodation and easy access to the North Devon Link Road, M5, Tiverton Parkway station (London Paddington), Exeter Airport and Exeter's city centre.

The entrance hallway with storage cupboard leads to a cloakroom and continues through to the main living areas. The kitchen with a front facing window, is fitted with a range of base units and draws along with integrated appliances, halogen hob, double oven and display cabinets. The adjoining lounge/dining room features a large character fireplace with exposed timber beam, two radiators and double doors leading to a conservatory that overlooks the rear garden.

Upstairs, the light filled landing provides access to two double bedrooms; one with countryside views and the other with a built in wardrobe which houses the gas combi boiler. A modern shower room with corner shower enclosure, vanity unit and stylish fittings completes the first floor.

The private, south facing rear garden has been landscaped for low maintenance, offering a paved patio, gravelled area, well stocked flower borders, timber shed and an ornamental tree providing dappled shade. A side gate leads to a small paved courtyard ideal for recycling and bin storage. A single garage is conveniently located opposite the property.

This charming home is ideal for buyers seeking a comfortable, low maintenance property with character and excellent travel connections.

Mains electric, gas, water and sewerage. Fibre internet is connected to the property. Diamond Estate Agents encourage you to check before viewing a property, the potential broadband speeds and mobile signal coverage. You can do so by visiting <https://checker.ofcom.org.uk>

To find the property using what3words///spun.brings.cope

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Approx Gross Internal Area  
88 sq m / 948 sq ft



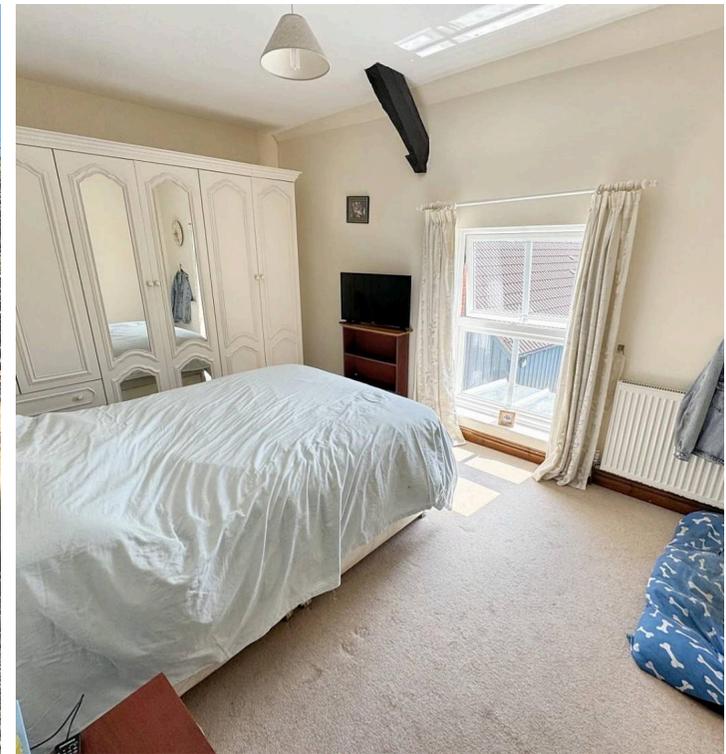
**Ground Floor**  
Approx 51 sq m / 553 sq ft

**First Floor**  
Approx 37 sq m / 396 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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## Diamond Estate Agents

13 Fore Street,  
Tiverton, EX16  
6LN

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.