



35 Waylands Road, Tiverton, Devon EX16 6UT
Asking Price £260,000

A well presented three bedroom property located in the sought after area of Moorhayes. This property boasts large living space, spacious bedrooms, a rear garden and TWO garages!

Description

Entering via the front door, you are welcomed into a bright entrance hall, which provides access to the lounge, with a convenient WC located to the right.

The lounge is generously proportioned, offering ample space for a range of living room furniture. A large bay window floods the room with natural light while enjoying pleasant views over the communal green space. To the rear, a doorway leads through to the kitchen/diner. The kitchen is fitted with modern white gloss wall and base units, complemented by an integrated oven and hob, along with plumbing for a washing machine. There is plenty of space for a 4–6 seater dining table, making it ideal for both everyday living and entertaining. Patio doors open out onto the low-maintenance rear garden.

Upstairs, the first floor offers three bedrooms and the family bathroom. Bedroom One is a well-proportioned room with plenty of space for furnishings, while Bedroom Two is another spacious double. Bedroom Three is a comfortable single, ideal as a child's room, guest room, or home office. The family bathroom is well-appointed, featuring a bath with shower over, WC, and a vanity unit.

Externally, the rear garden has been designed for ease of maintenance, with a patio area and the remainder laid to stone chippings —perfect for relaxing during the warmer months. A useful wooden lean-to provides additional storage or sheltered space. The property further benefits from two garages.

Council Tax, Tenure & Services

Council Tax Band - C

Freehold

All Mains Connected

Ofcom Mobile Signal - EE, Vodafone, Three Likely - O2 Limited

Ofcom Broadband Speeds - Ultrafast 1800 Mbps

Sales Enquiries

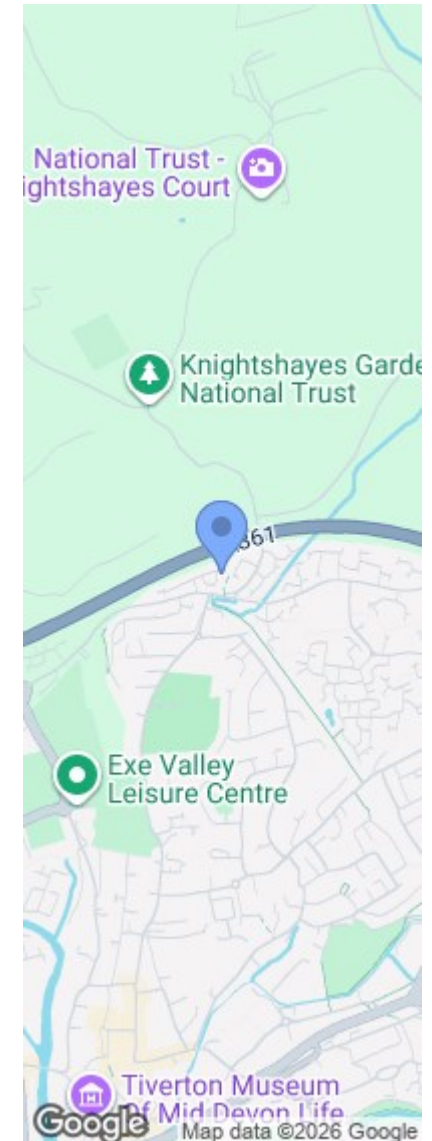
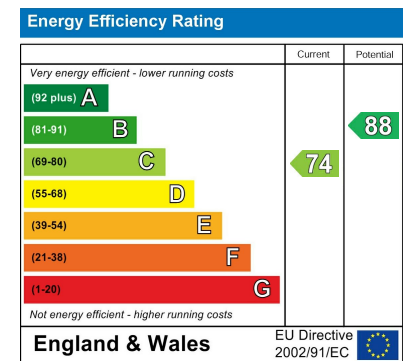
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

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.

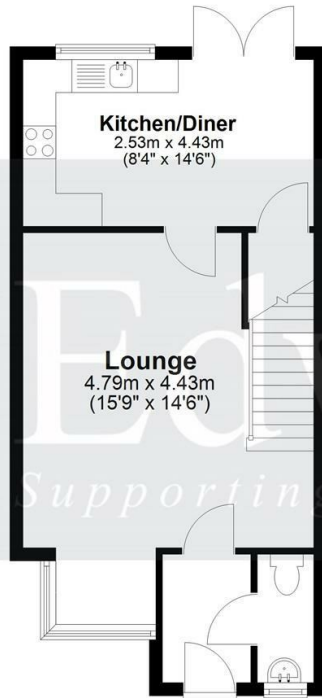
Disclaimer

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.



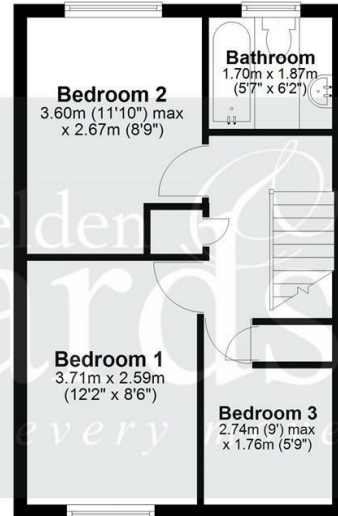
Ground Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



Total area: approx. 73.6 sq. metres (791.7 sq. feet)

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



