



**47 Fairby Close, Tiverton, EX16 6AB**  
**£450,000**

*A beautifully appointed detached home offering four generous bedrooms and set on an impressively large corner plot. The property features a contemporary kitchen/dining space, an expansive lounge, and an attractive rear garden complemented by a private side patio. Additional advantages include a garage and ample driveway parking for multiple vehicles.*



## Description

Stepping through the front door, you are greeted by a spacious entrance hall that provides access to all ground-floor rooms. To the right lies the generous lounge, an inviting space illuminated by a large front window and patio doors opening onto the rear garden. A gas fire adds a cosy focal point for the cooler months.

Positioned at the rear of the home is a striking dual-aspect contemporary kitchen, beautifully finished with quartz worktops, matching upstands and splashbacks, and a substantial breakfast island offering extensive storage. Integrated appliances include an under-counter double fridge, dishwasher, double oven, four-ring gas hob with chimney-style extractor, and a one-and-a-half-bowl stainless steel sink with mixer tap. Inset spot lighting, elegant coving, and oak strip flooring elevate the space further. An archway leads seamlessly into the dining room, with additional doors to the utility room and entrance hall, while double-glazed windows to the rear and side ensure excellent natural light.

The dining room is a delightful area, comfortably accommodating a six- to eight-seater table, with patio doors opening directly to the rear garden.

From the kitchen, a door leads into the spacious utility room, complete with extra cabinetry, plumbing for a washing machine, and space for a tumble dryer. An external door provides access to the large side patio.

Completing the ground floor is a well-appointed cloakroom with vanity unit and WC, along with a practical under-stairs storage cupboard.

Ascending to the first floor, you will find four bedrooms and the family bathroom. Bedroom One is a superb principal room featuring fitted wardrobes and a private ensuite with a generous shower cubicle, WC, and hand basin. Bedroom Two is another excellent double, also with a built-in wardrobe and views over the rear garden. Bedrooms Three and Four are both well-proportioned, with Bedroom Four also benefiting from fitted storage.

The family bathroom has been stylishly upgraded with marble-effect floor and wall tiling, a bath with shower over, WC, and a contemporary midnight-blue vanity unit. A useful airing cupboard completes the landing.

Outside, the rear garden is a tranquil oasis, offering a lovely patio seating area ideal for alfresco dining, along with a pathway leading to the garage and driveway. The remainder is laid to lush lawn and framed by mature shrubs. A standout feature is the large side patio—a versatile space perfect for additional vehicle storage or potential extension or home office (subject to planning).

To the front, the property benefits from driveway parking for multiple vehicles and access to the garage via an up-and-over door.

## Council Tax, Services & Tenure

Council Tax Band -E

Freehold

All Mains Connected

Ofcom Broadband Speeds: Ultrafast 1800 Mbps

Mobile Signal: O2 Limited, EE, Three & Vodafone - Likely

## 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.

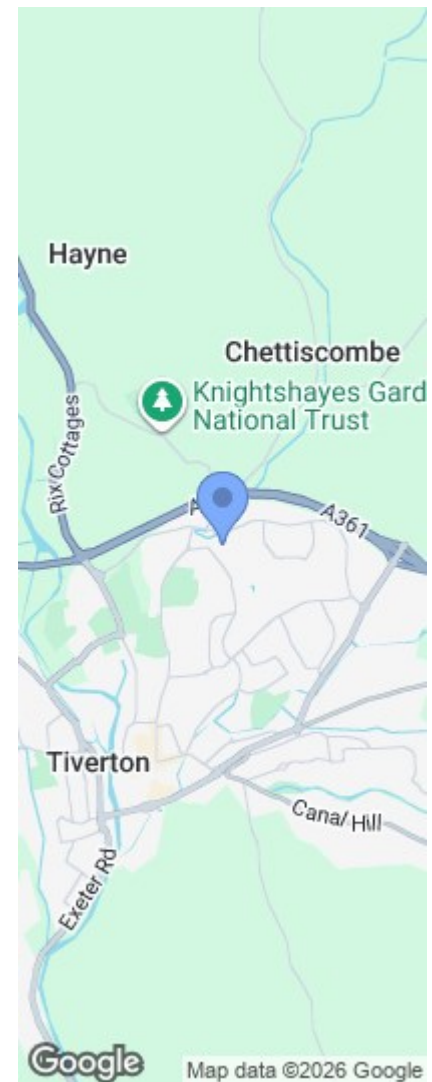
## Sales Enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto: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
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	77	
(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

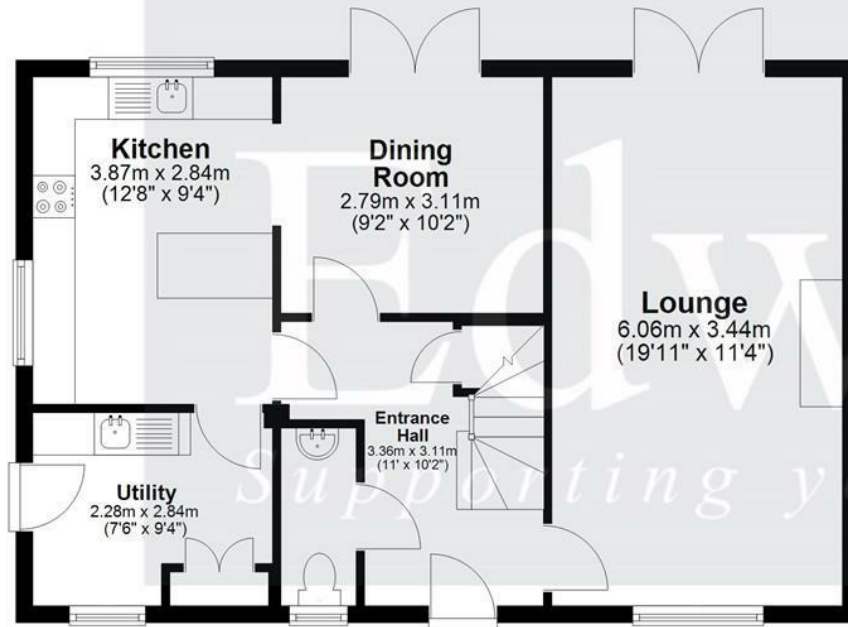






### Ground Floor

Approx. 59.3 sq. metres (638.7 sq. feet)



### First Floor

Approx. 59.8 sq. metres (643.6 sq. feet)



Total area: approx. 119.1 sq. metres (1282.2 sq. feet)

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