



## Kestrel Close, Tiverton, EX16 6WY

Nestled in the sought-after Moorhayes area of Tiverton, this spacious Four Bedroom link-detached home is an ideal choice for families.

**Winkworth**

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## INFORMATION:

Welcome to this beautifully presented Four-bedroom link-detached family home, ideally situated in the popular Moorhayes area of Tiverton. This spacious property has been thoughtfully designed to offer comfortable and versatile living, perfect for modern family life. With an abundance of space spread over three floors, a private garden, off-street parking, and proximity to local amenities, this home combines convenience and functionality with style.

The property's kitchen is well-proportioned and designed with practicality in mind, featuring plenty of storage and workspace. Whether you are preparing weekday meals or hosting family dinners, this kitchen is equipped to handle it all with ease. Adjoining the kitchen, there is access to the private rear garden, which is a true highlight of the property. Enclosed and secluded, the garden provides a safe space for children to play or for you to unwind, with room for outdoor seating and dining.

Upstairs, the property boasts four well-sized bedrooms, with accommodation thoughtfully arranged over three floors. This multi-level design offers enhanced privacy for family members or guests, making it easy to create dedicated spaces for relaxation, work, or study. Each bedroom benefits from abundant natural light and ample storage space, adding to the home's overall sense of comfort and convenience. Two well-appointed bathrooms, located on each floor, add practicality, ensuring there is minimal waiting time during busy mornings or family gatherings.

## OUTSIDE:

Additional features include off-street parking and an integral garage, offering space for multiple vehicles and extra storage. This feature is especially valuable for busy families or those with hobbies requiring additional storage capacity. The garage could also offer potential for conversion, subject to relevant permissions, creating even more versatile living space.

Located in Moorhayes, the property is just a short distance from a range of local amenities, including schools, parks, shops, and transport links, making day-to-day life convenient and enjoyable. Families will particularly appreciate the proximity to reputable schools and recreational facilities in Tiverton, which offer excellent options for children and adults alike.

No Onward Chain.

Council Tax: Band D - Mid Devon

Services: Mains water, Mains electric and Main Gas

Broadband: Ultrafast Full Fibre Broadband Available Within This Postcode, Fibre to the premises

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

hidden.oasis.sample





### **AT A GLANCE:**

- Four Bedrooms**
- Link Detached**
- Three Floors**
- Bathroom on Each Floor**
- Private Garden**
- Garage**
- Off-Street Parking**
- No Onward Chain**

### **PROPERTY INFORMATION:**

- Freehold**
- Council tax Band: D**
- Mains Electric, Gas, Water and Drainage.**

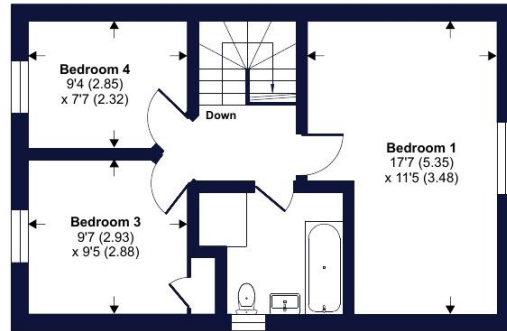
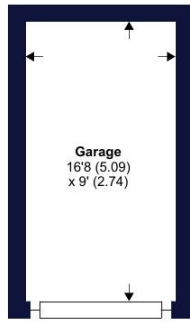
# Kestrel Close, Tiverton, Devon, EX16

Approximate Area = 1467 sq ft / 136.2 sq m

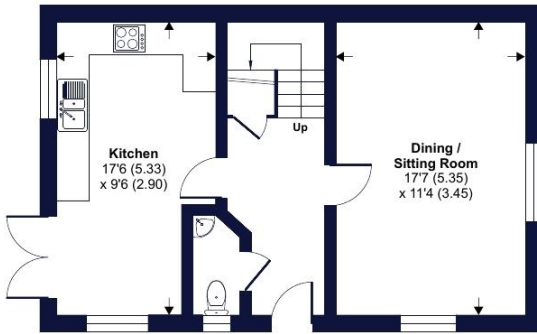
Garage = 150 sq ft / 13.9 sq m

Total = 1617 sq ft / 150.1 sq m

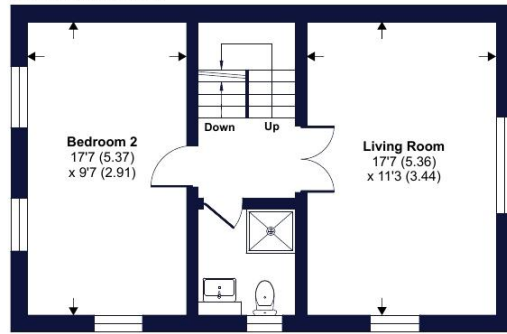
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2021. Produced for Winkworth. REF: 1210166



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	85
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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