



Waylands Road, Tiverton, EX16 6UT

A chance to acquire this well presented semi-detached home in the Moorhayes area of Tiverton. This property features three bedrooms, a generous lounge, a separate dining room, and a modern kitchen. With the added benefits of a garage and driveway parking.

Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

This beautifully presented property features a spacious entrance hall, a bright dual-aspect living room with patio doors opening to the rear garden, and a modern kitchen equipped with built-in appliances and direct garden access. The ground floor also includes a separate dining room and a convenient cloakroom.

Upstairs, the central landing leads to the main bedroom which is a very generous sized room and boasts built-in wardrobes and an en-suite shower room. Bedroom Two is a spacious double room featuring a generously sized built-in storage cupboard, while Bedroom Three is a single room, which is used as a third bedroom but can also be used as a study or home office. The family bathroom completes the first floor with a modern finish, a bath with an overhead shower, a WC, and a modern vanity unit.

OUTSIDE:

Outside, the enclosed and landscaped rear garden enjoys a desirable southwest-facing position, creating a perfect suntrap. A generous patio area provides an ideal space for entertaining, while the remainder of the garden is designed for limited maintenance with the added benefit of astro turf. Steps lead to a side gate, offering access to the garage and parking area.

This fantastic family home also benefits from double-glazed windows and doors, gas central heating, and a highly convenient location which is close to many local amenities such as shops, restaurants, primary and secondary schools are just a short walk away, with the town centre within easy walking distance from the property.

INFORMATION:

Council Tax: Band D - Mid Devon

Services: Mains Water, Mains Electric and Main Gas

Broadband: Full Fibre Broadband to the Premises Available

Within This Postcode.

Mobile Signal: You are likely to get limited coverage.

Tenure: Freehold

Directions: -

Using the what3words app, search:-

unless.trunk.even

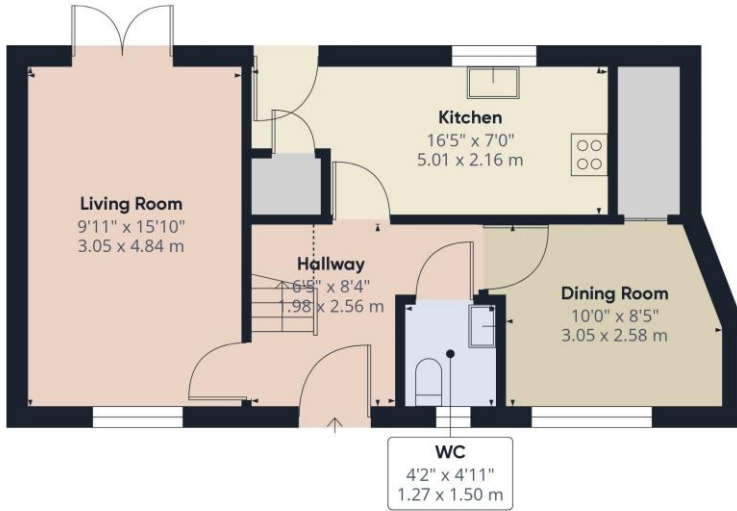


AT A GLANCE:

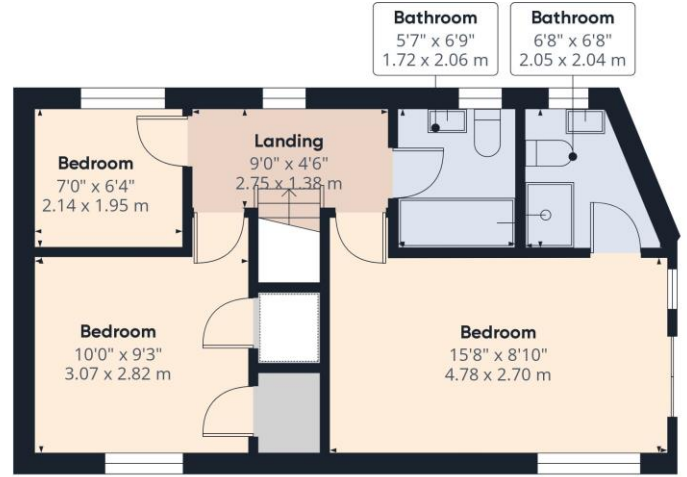
- Three bedroom**
- Semi-Detached**
- Lounge with garden access**
- Separate kitchen and dining room**
- Master bedroom with en-suite**
- Two very well presented bedrooms**
- Easy maintenance garden**
- Off-street parking**
- Garage**
- Good travel links**
- Close to local amenities**

PROPERTY INFORMATION:

- Freehold**
- Council tax Band: D**
- Mains electric, gas, water and drainage.**



Floor 0



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk