



17 Hawks Drive, Tiverton, EX16 6WW  
£280,000

Welden  
**Edwards**  
Supporting your every move

# ***A fantastic opportunity to purchase this wonderful three bedroom home located in the popular Moorhayes development. Benefiting from a low maintenance rear garden with studio/office, garage and driveway parking, this home needs to be viewed to appreciate all it has to offer!!***

## **Description**

Upon entering through the front door, you're greeted by a spacious and welcoming entrance hall, offering access to all ground floor rooms.

To the right, the contemporary kitchen is fitted with a stylish range of wall and base units, providing generous storage. It features an integrated oven and hob, with space for a fridge freezer and plumbing for a washing machine—perfect for modern-day living.

Toward the rear of the hallway lies the impressive lounge/diner—an expansive and light-filled space, thanks to large patio doors and a rear-facing window. The lounge offers a warm and inviting setting to relax in comfort, while the dining area is well-proportioned, easily accommodating a six-seater table—ideal for entertaining family and friends.

Completing the ground floor is a convenient cloakroom with WC and hand basin.

Upstairs, the first floor hosts three well-appointed bedrooms and a family bathroom. The principal bedroom is a generous double, benefiting from fitted wardrobes and a private ensuite with shower, WC, and hand basin. Bedroom Two is also a spacious double, while Bedroom Three is a comfortable single—perfect for a child's room, home office, or guest space. The main bathroom features a bathtub with shower over, WC, and hand basin.

Externally, the rear garden is superbly designed for low-maintenance outdoor living. It boasts a patio seating area ideal for alfresco dining, an artificial lawn for year-round greenery, and steps leading to a composite decked area with a versatile studio/summer house—perfect for a home office, gym, or creative retreat.

To the front, the property benefits from a garage and driveway providing convenient off-road parking.

## **Services, Council Tax & Tenure**

All Mains Connected

Council Tax Band - C

Freehold

Ofcom Broadband Speeds - 1800 mbps

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

## **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.

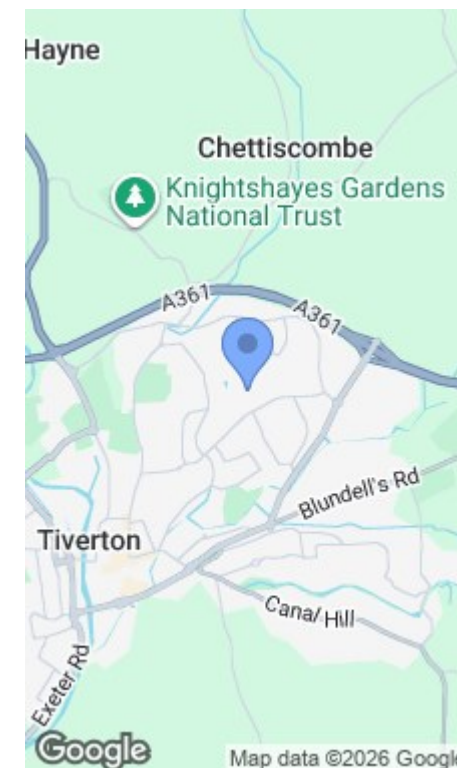
## **Sales enquiries**

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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Ground Floor

Approx. 41.8 sq. metres (449.5 sq. feet)

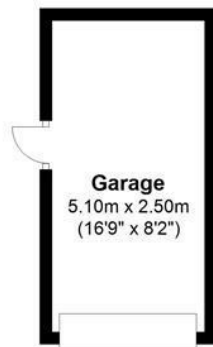


### First Floor

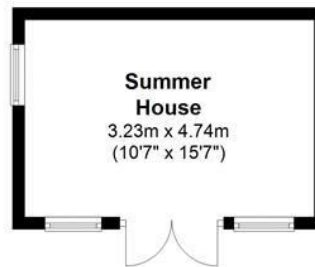
Approx. 41.4 sq. metres (445.2 sq. feet)



Approx. 12.8 sq. metres (137.2 sq. feet)



Approx. 15.3 sq. metres (164.8 sq. feet)



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

