



**15 Banksia Close, Devon, EX16 6TT**  
**Asking Price £225,000**

**Welden Edwards**  
Supporting your every move

***Offered to the market with no onward chain is this lovely two bedroom property situated in the popular Moorhayes development. The property benefits from two double bedrooms, spacious lounge/diner, garage and driveway parking and a low maintenance rear garden!***

#### **Description**

As you step into the property, you're immediately greeted by a spacious entrance hall that sets the tone for the rest of the home. To your left, the kitchen boasts a range of wall and base units, providing ample storage for all your culinary essentials. It is equipped with an integrated electric oven, gas hob, and extractor fan, along with designated space for a fridge freezer and plumbing for a washing machine.

The lounge/diner is generously sized, ready for you to personalise to your taste. Large patio doors open up to a well-proportioned rear garden, seamlessly blending indoor and outdoor living.

Venture upstairs to discover two sizeable double bedrooms, perfect for relaxation and rest. Bedroom One features large fitted wardrobes with sliding doors. The family bathroom features a white suite which includes a bathtub with a shower overhead, a WC, and hand basin.

Outside, the rear garden features a charming patio seating area, perfect for entertaining, while the remainder is laid to lush lawn, providing a tranquil space to unwind. A door leads you to the garage, which is equipped with both lighting and power, complete with an up-and-over door for convenience. Additional driveway parking is available at the front, enhancing the property's appeal.

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

Council Tax Band - B

Freehold

All Mains Connected

Ofcom Broadband Speeds: Superfast 80 Mbps - Ultrafast 1800 Mbps

Ofcom Mobile Signal: EE, O2, Three & 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**

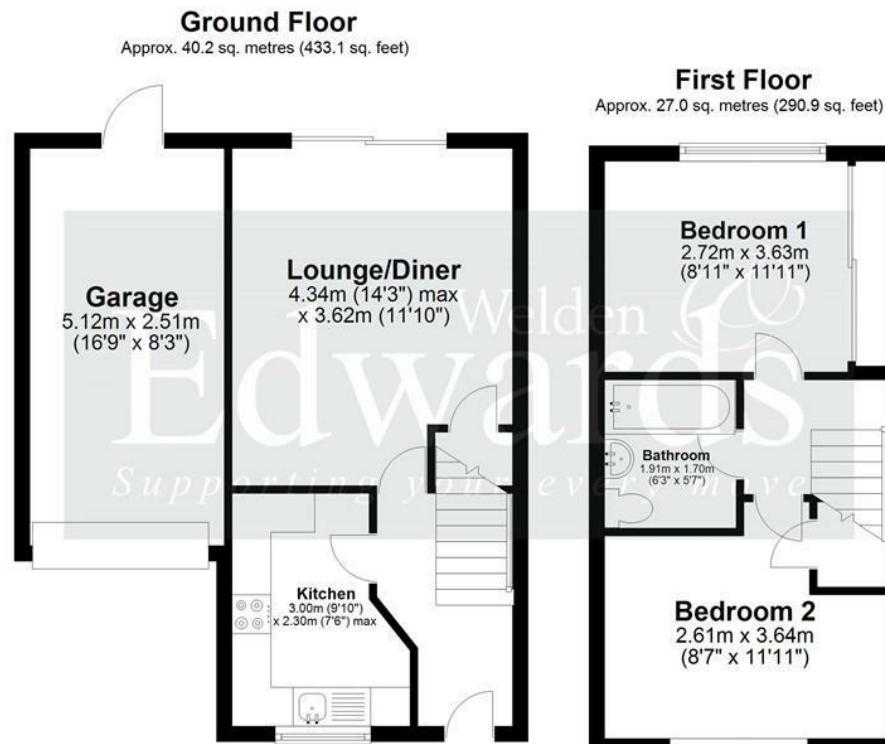
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenewards.co.uk](mailto:sales@weldenewards.co.uk).

#### **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.



- **No Onward Chain**
- **Two Double Bedrooms**
- **Spacious Lounge**
- **Garage & Driveway Parking**
- **Lovely Rear Garden**
- **Close to Amenities**
- **EPC Rated - C**
- **Great First Time Buy or Investment**



Total area: approx. 67.3 sq. metres (724.0 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C	72	
(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	

