



5 Moorlands

, Tiverton, EX16 6UF

Asking Price £385,000

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Situated in a highly desirable and sought after road in the heart of Moorhayes this FIVE/SIX bedroom family home offers spacious and adaptable accommodation that has been re-modelled and now offers an open-planned kitchen/breakfast room/dining room, large living room, conservatory, utility room, cloakroom and garage conversion that is currently utilised as a 6th bedroom. The first floor offers three further double bedrooms and a family bathroom with the master bedroom offering an en-suite shower room. The original bedroom four has been removed and now utilised to create an open plan study area to the landing and stairs to the second floor where the new bedroom four and bedroom five offer double bedrooms.

The property benefits from gas central heating and uPVC double glazed windows and doors and is situated in a lovely tucked away cul-de-sac position within the popular Moorhayes area on the northern outskirts of Tiverton with local amenities close at hand including a Tesco Express, children's nursery and Moorhayes Community Centre while bus services are available to the town centre from outside the turning.

Canopy Entrance Porch

Entrance Hall

12'10" x 4'7" maximum (3.91m x 1.40m maximum)

Cloakroom

5' x 3' (1.52m x 0.91m)

Sitting Room

15'7" x 13'1" (4.75m x 3.99m)

Kitchen/Breakfast/Dining Room

20'3" x 11'3" (6.17m x 3.43m)





Conservatory
13'1" x 10'4" (3.99m x 3.15m)

Utility Room
8'4" x 8' (2.54m x 2.44m)

Bedroom Six/Large Office Option
17'8" x 8'1" (5.38m x 2.46m)

Rear Garden

First Floor Landing
13'10" x 2'11" opening into recess
10' x 6'11" (4.22m x 0.89m opening
into recess 3.05m x 2.11m)



Bedroom One
13'10" x 10'1" (4.22m x 3.07m)

En-Suite Shower Room
6'1" x 6' (1.85m x 1.83m)

Bedroom Two
9'8" x 9'7" (2.95m x 2.92m)

Family Bathroom
6'9" x 6'8" (2.06m x 2.03m)



Bedroom Three
17'4" x 8' (5.28m x 2.44m)

Second Floor Landing
3'7" x 3'7" (1.09m x 1.09m)

Bedroom Four
13'11" x 9'2" (4.24m x 2.79m)

Bedroom Five
13'11" x 9'11" maximum (4.24m x
3.02m maximum)

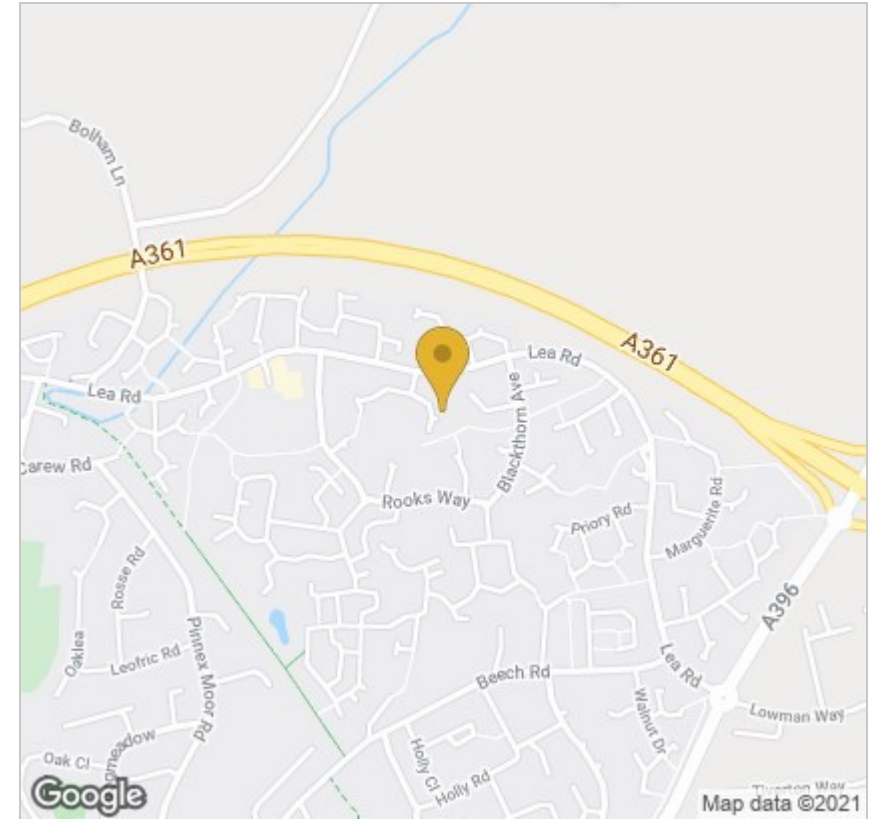


Externally the rear garden offers a surprisingly private and un-overlooked landscaped garden area measuring approx 34ft in depth with large patio and lawned area and garden shed while benefiting from side access to the front. The front garden of the property benefits from a large drive suitable for numerous vehicles offering off road parking.

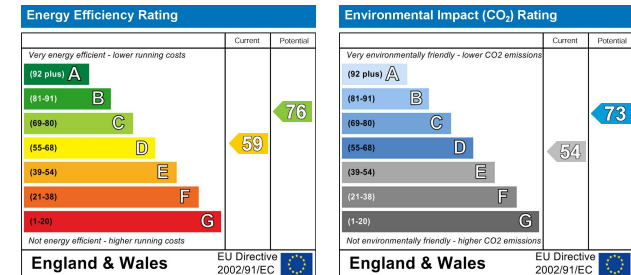
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Diamond Estate Agents Office on 01884 253484 if you wish to arrange a viewing appointment for this property or require further information.

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