

8 Fore Street, Tiverton, Devon, EX16 6LH



9 Moorlands, Tiverton, Devon, EX16 6UF

Asking Price £420,000

- Four spacious bedrooms
- In excellent condition
- Cosy log burner
- Integral garage
- En-suite master bedroom
- Detached family home
- Air conditioning
- Modern kitchen/diner
- Driveway parking available
- Low-maintenance garden

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

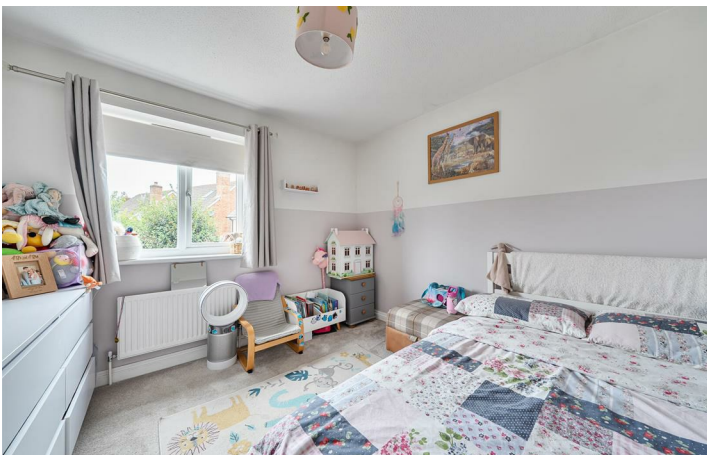
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## 9 Moorlands, Devon EX16 6UF

This attractive four-bedroom detached home is situated within the popular Moorhayes area of Tiverton and has been thoughtfully upgraded by the current owners, creating a stylish and exceptionally well-presented family home with an integral garage, driveway parking and a low-maintenance rear garden.



Council Tax Band: E



This attractive four-bedroom detached home, is situated within the popular Moorhayes area of Tiverton.

The current owners have made a number of improvements, creating a particularly well-presented family home which is ready to move straight into.

A double-width brick-paved driveway provides off-road parking and leads to the integral garage. From the entrance hall, stairs rise to the first floor with a useful cloakroom beneath.

The sitting room is a comfortable and welcoming space, with a recently installed log burner and bespoke slate surround providing an attractive focal point. New flooring has also been laid across the ground floor.

To the rear, the modern kitchen is fitted with an extensive range of worktops, units, integrated appliances, contemporary extractor and built-in ovens. It opens into the dining area, with doors leading directly onto the rear garden.

Alongside is a separate utility room with further storage, sink, space for white goods and access to both the garden and integral garage.

Upstairs are four bedrooms. The main bedroom overlooks the rear and benefits from fitted and walk-in wardrobe space, feature wall panelling and a modern en-suite shower room.

There are two further double bedrooms together with a smaller fourth bedroom, currently well suited as a nursery, office or occasional bedroom. The family bathroom is also finished in a modern style with a shower over the bath.

Further improvements include newly fitted air conditioning, together with recently laid carpets to the stairs and first-floor landing, adding to the excellent overall presentation.

Outside, the private, rear garden has been transformed into an attractive and very low-maintenance space. Porcelain paving provides a generous patio area, complemented by artificial lawn and a further decked seating area, creating several places to sit and enjoy the garden.

Moorhayes is a well-established residential area of Tiverton, with the town offering a good range of schools, supermarkets, leisure facilities, doctors and hospital services. The A361 provides convenient access to the M5 and, in the opposite direction, towards North Devon and its coastline.

Tenure: Freehold

Local Authority: Mid Devon District Council

Services: Mains gas, electricity, water and drainage.

Directions

What3words - blunt.grabs.fishery

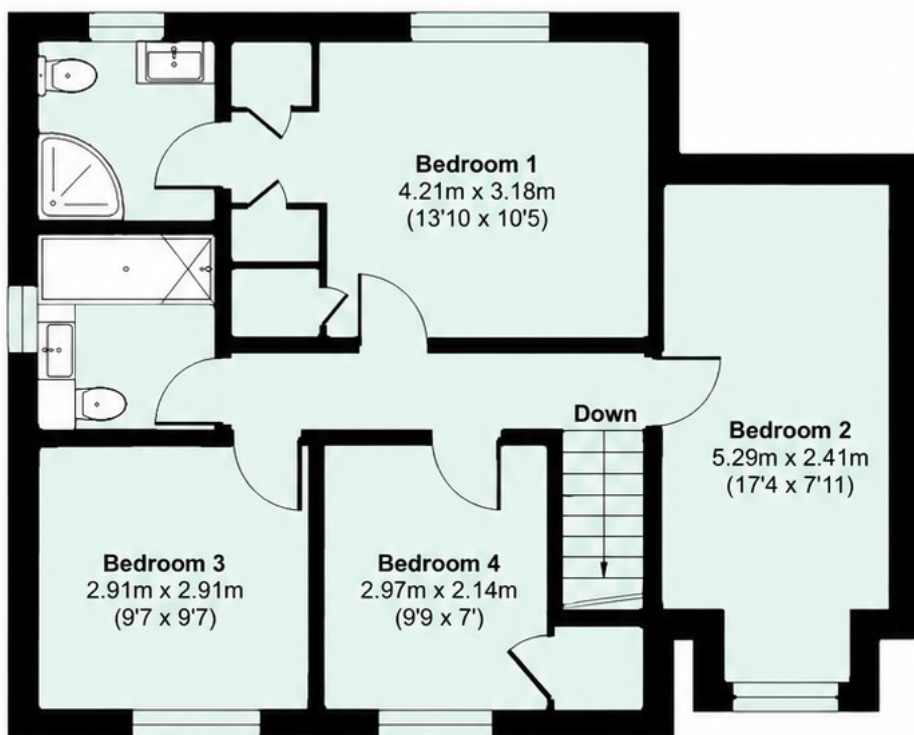
Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

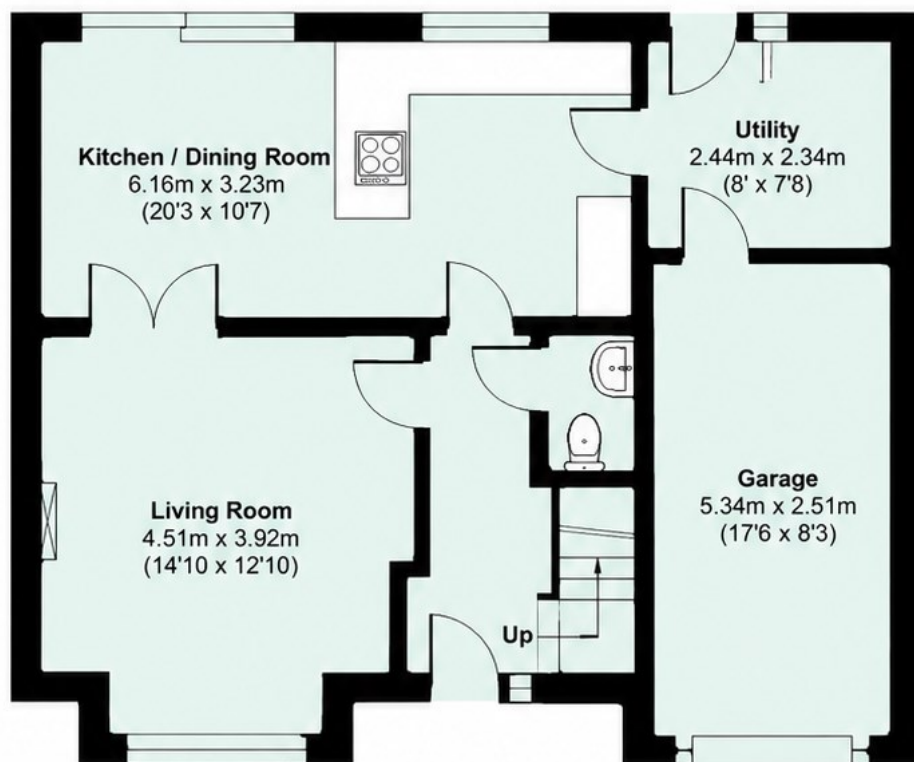


EPC Rating: C

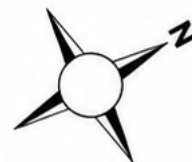
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A       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



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1519809

