



Moore Drive, Tiverton, EX16 4FU

An excellent opportunity to acquire this immaculately presented two-bedroom home, situated within the sought-after Braid Park development on Moore Drive. Conveniently located close to a range of local amenities, the property also benefits from allocated off-road parking and well-maintained accommodation throughout.

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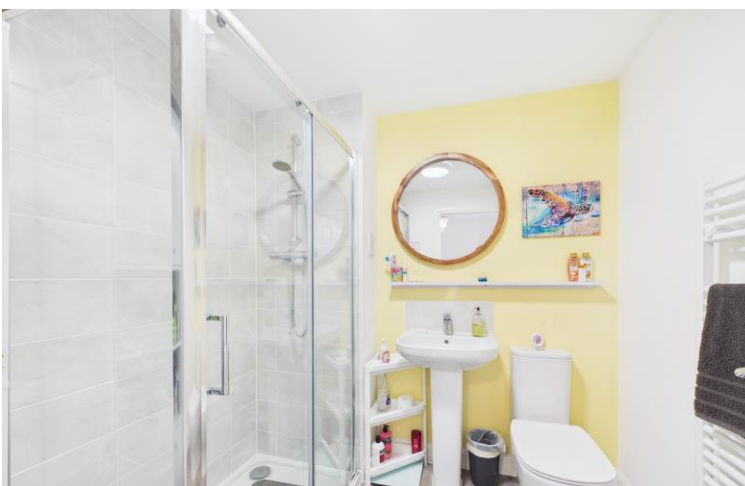
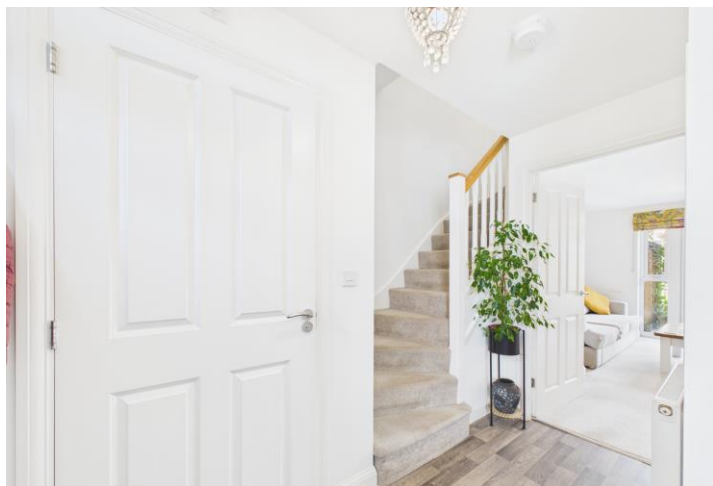
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DESCRIPTION:

The property opens into a welcoming entrance hall with stairs rising to the first floor, along with a convenient ground floor cloakroom fitted with a WC and wash basin.

The contemporary kitchen is well equipped with a range of wall and base units, work surfaces with inset sink, and integrated appliances including an oven, induction hob with extractor hood, dishwasher, fridge, and freezer, together with space for a washing machine.

To the rear, the bright and spacious sitting/dining room enjoys French doors opening onto the garden and benefits from a practical under-stair's storage cupboard.

On the first floor, there are two well-proportioned double bedrooms. The principal bedroom overlooks the rear garden and features built-in wardrobes, while the second bedroom enjoys a front aspect and offers versatile space for additional storage or a home office area, along with a built-in over-stair's cupboard.

The bathroom is fitted with a modern suite shower, WC, wash basin, and heated towel rail.

OUTSIDE:

This landscaped, low-maintenance garden is designed for both relaxation and entertaining. Featuring

premium, large-format porcelain paving and a timber pergola, the space is framed by a curated selection of potted plants, raised timber beds, and decorative trellises. There is also a timber shed offering useful additional storage space. Externally, the property benefits from two allocated off-road tarmac parking spaces.

A paved pathway leads to the front entrance and continues to a side gate providing access to the rear garden. The front garden has been designed for low maintenance, being laid to gravel, and complemented by a variety of shrubs.

INFORMATION:

Council Tax: Band B - Mid Devon

Services: Mains Electric, Gas, Water and Drainage

Broadband: Ultrafast Full Fibre Within This Postcode. Fibre to the Premises.

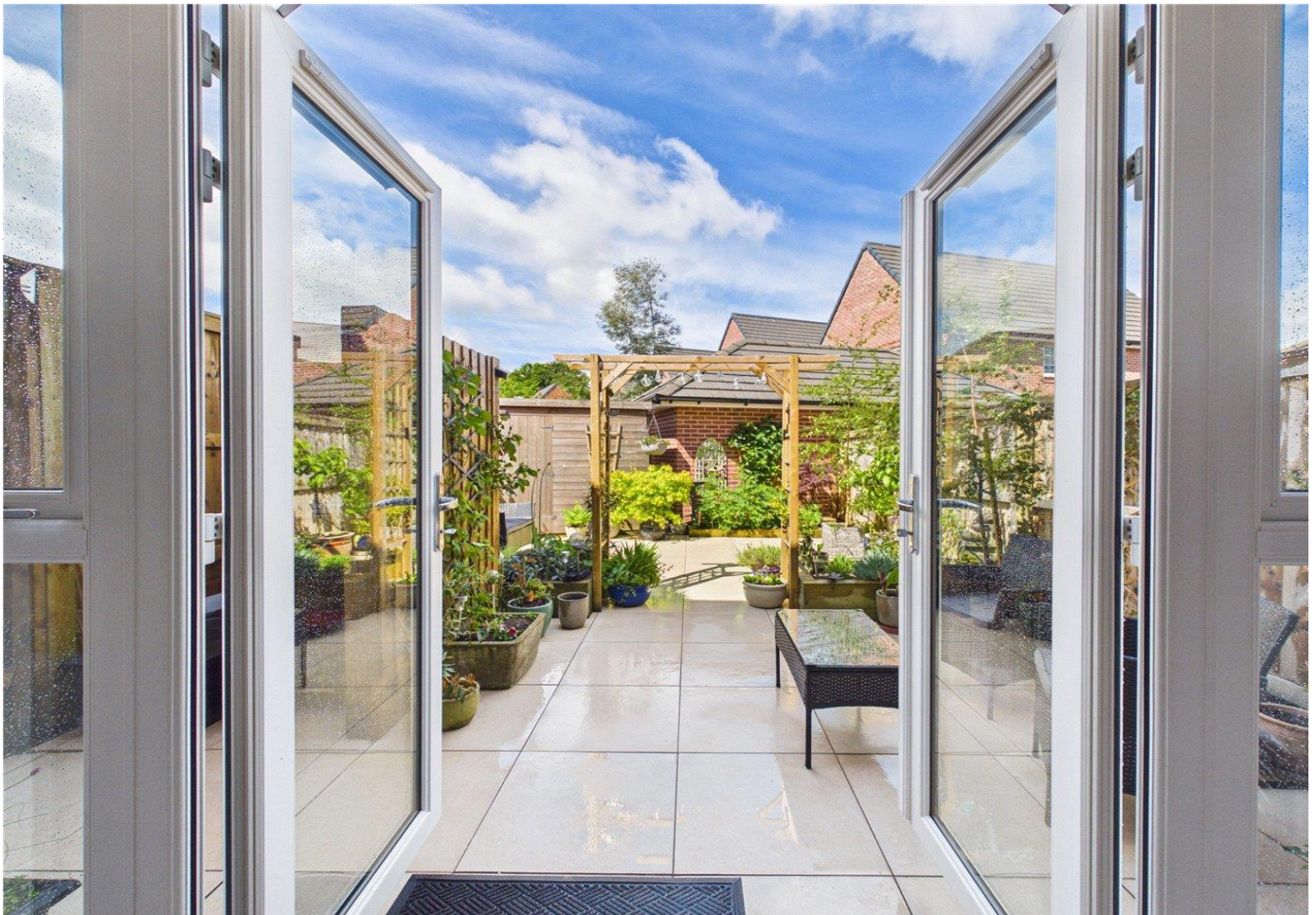
Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

Using the what3words app, search:-

[///shoelaces.graceful.deprives](https://www.what3words.com/#!/en/shoelaces.graceful.deprives)

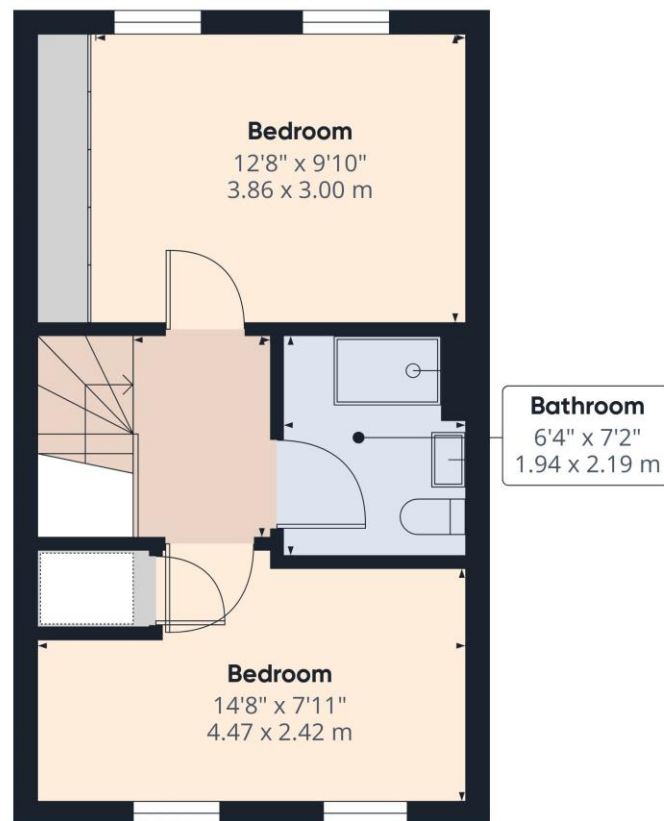


AT A GLANCE:

Semi-detached
Modern fitted kitchen with integrated appliances
Bright sitting/dining room with French doors to garden
Two spacious double bedrooms
Principal bedroom with built-in wardrobes
Landscaped low-maintenance garden with pergola and shed
Two allocated off-road parking spaces

PROPERTY INFORMATION:

Freehold
Council tax Band: B
Mains electric, gas, water and drainage.



Floor 1



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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