



St. James Way, Tiverton, EX16 6XH

Asking Price: £399,950

Situated in the popular Moorhayes area of Tiverton, this beautifully presented four/five-bedroom home offers generous accommodation throughout, contemporary interiors and excellent versatility for modern family living.

Winkworth

[Winkworth.co.uk](https://www.winkworth.co.uk)

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

Upon entering, the welcoming entrance hall leads through to a spacious living room, providing an ideal setting for relaxing with family or entertaining guests. The impressive kitchen/diner forms a fantastic social hub of the home, offering a generous and well-designed space for both everyday family life and entertaining. The kitchen is fitted with contemporary cabinetry, ample worktop space and a range of integrated appliances, complemented by a central island that provides additional preparation space and a natural gathering point.

There is plenty of room for a dining table, creating a sociable environment where family and friends can come together, whether for a relaxed breakfast, a family meal or a special occasion. The modern finish, warm wood flooring and thoughtful layout combine to create a bright and inviting space that is both practical and stylish.

Adding further appeal is the sunroom, a lovely additional reception area that enjoys an abundance of natural light through its extensive glazing and vaulted roof. Overlooking the garden, this versatile space offers a wonderful spot to sit back and unwind, enjoy a morning coffee or simply make the most of the outlook throughout the seasons. The sunroom opens directly onto the garden, creating an easy flow between indoor and outdoor living and making it particularly well suited to summer entertaining, family gatherings or enjoying the garden on warmer days. With its peaceful atmosphere and garden-facing aspect, it provides a natural extension of the living accommodation and a space that can be enjoyed throughout the year.

A particularly appealing feature is the additional ground-floor bedroom/utility room, which offers valuable versatility. Whether used as a bedroom, home office, hobby room or practical utility space, it provides options to suit changing needs. There is also potential to create a fifth bedroom, subject to the buyer's requirements and any necessary alterations.

The first floor continues to impress, with four well-proportioned bedrooms offering comfortable accommodation for families, guests or those requiring additional workspace. The principal bedroom benefits from an en-suite, while the remaining bedrooms are served by the family bathroom. The generous room sizes throughout provide a sense of space that is increasingly sought after in a modern family home.

Externally, the property enjoys a private rear garden featuring a resin finish, providing an attractive, low-maintenance outdoor space ideal for enjoying the warmer months, entertaining friends or simply relaxing. The direct connection from the sunroom makes the garden particularly accessible, allowing the two spaces to be enjoyed together. A garage and additional parking to the rear further enhance the practicality of the property, offering useful storage and convenient off-road parking.

The property is conveniently positioned within Moorhayes, close to a range of local amenities, making day-to-day living straightforward and convenient.

Offering spacious and flexible accommodation, a consistent modern finish, sociable living spaces and useful outdoor space, this is an appealing home for families and buyers looking for room to grow, work from home or simply enjoy a little extra space in a convenient Tiverton location.

INFORMATION:

Council Tax: Band D - Mid Devon

Services: Mains Water, Mains Electric and Main Gas

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

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold

Directions:-

visit.odds.mile



AT A GLANCE:

Welcoming entrance hall leading to a spacious living room, ideal for relaxing or entertaining.

Impressive kitchen/diner offering a sociable space for family meals and everyday living.

Versatile ground-floor bedroom/utility room, suitable for a bedroom, home office, hobby room or utility space.

Potential to create a fifth bedroom, subject to requirements and necessary alterations.

Four well-proportioned first-floor bedrooms, providing comfortable family or guest accommodation.

Principal bedroom with en-suite, alongside a family bathroom serving the remaining bedrooms.

Private, low-maintenance resin-finished rear garden, plus a garage and additional rear parking.

Convenient Moorhayes location close to local amenities, offering spacious, flexible accommodation ideal for families and those needing room to grow or work from home.

PROPERTY INFORMATION:

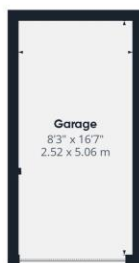
Freehold
Council tax Band: D
Mains electric, gas, water and drainage.



Ground Building 1



Floor 1 Building 1



Ground Building 2

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