



Pinnex Moor Road, Tiverton, EX16 6JN

A well-presented four-bedroom end-of-terrace home in the sought-after Pinnex Moor area, arranged over three spacious floors.

Winkworth

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DESCRIPTION:

Situated in the sought-after area of Pinnex Moor, this well-presented four-bedroom end-of-terrace home offers spacious and versatile accommodation arranged over three floors, ideal for families and professionals alike.

The ground floor comprises a welcoming living room to the front, providing a comfortable space to relax, alongside a generously sized kitchen offering ample storage and worktop space.

To the rear, a bright and airy conservatory/dining room creates the perfect setting for entertaining, with direct access to the beautifully landscaped rear garden. Thoughtfully designed, the garden provides a low-maintenance outdoor space ideal for al fresco dining, relaxing, and family use.

On the first floor, the property features two well-proportioned double bedrooms, including a principal bedroom benefitting from a private en-suite shower room, as well as a modern family bathroom.

The second floor hosts two further bedrooms, offering flexible accommodation that could be used as children's rooms, guest space, or a home office.

OUTSIDE:

Externally, the property further benefits from a garage located separately from the house, along with off-road

parking for up to four vehicles, a rare and valuable feature for properties of this type. The end-of-terrace position also provides additional privacy and an abundance of natural light throughout.

INFORMATION:

Council Tax: Band B - Mid Devon

Services: Mains Electric, Water and Gas. 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:-

[organ.bike.villa](https://www.what3words.com/)



AT A GLANCE:

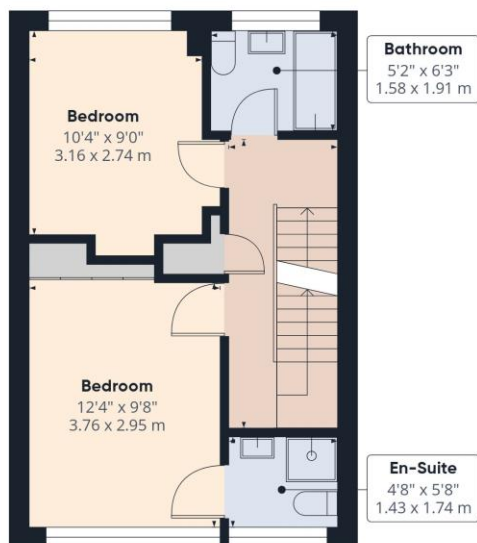
Four bedrooms arranged over three floors
 End-of-terrace position
 Spacious kitchen and separate living room
 Bright conservatory/dining room with garden access
 En-suite to principal bedroom
 Family bathroom
 Versatile top floor accommodation
 Off-street parking
 Garage
 Close to local amenities

PROPERTY INFORMATION:

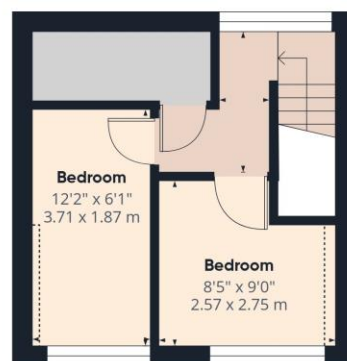
Freehold
 Council tax Band:
 Mains electric, gas, water and drainage.



Ground



Floor 1



Floor 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	82 B
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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