



## Rooks Way, Tiverton, EX16 6UG

A well-presented four-bedroom detached home in the popular Moorhayes Park development, complete with a double garage.

**Winkworth**

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## DESCRIPTION:

The property is entered via the front door into a welcoming entrance hall, with stairs rising to the first floor and a useful under-stairs storage cupboard. The cloakroom is fitted with a close-coupled WC and wash hand basin. The sitting room is a spacious dual-aspect reception room, featuring a bay window to the front, a living flame gas fire, and French doors opening onto the rear garden. The dining room provides a further reception space with a rear aspect and ample room for a table and chairs.

The kitchen/breakfast room is fitted with a matching range of wall, base and drawer units with continuous work surfaces incorporating a sink unit. Integrated appliances include a double electric oven, gas hob with extractor hood over, and dishwasher, with additional space for a fridge/freezer. A door leads directly to the outside. From the kitchen, a further door opens into the utility room, which offers additional matching units along with space and plumbing for a washing machine.

To the first floor, the landing provides access to the loft space and a storage cupboard. Bedroom one is a large double bedroom with rear aspect, built-in wardrobes and an en-suite shower room comprising a shower cubicle, close-coupled WC, and wash hand basin. Bedroom two is a generous double bedroom with rear aspect, while bedroom three is a double bedroom with front aspect and built-in wardrobes. Bedroom four is a single bedroom with rear aspect. The shower room is

fitted with a shower cubicle, close-coupled WC, and wash hand basin.

The property is approached via a private tarmac driveway providing parking for multiple vehicles and leading to the double garage, which is equipped with power, lighting, and up-and-over doors. The front garden is laid to lawn with mature shrubs and hedging. A side access gate leads to the fully enclosed rear garden, which is predominantly laid to lawn and bordered by an abundance of mature shrubs and trees. A paved patio area provides an ideal space for outdoor seating and entertaining.

## INFORMATION:

Council Tax: Band E - Mid Devon.

Services: Mains Gas, Main Electric and Mains Water.

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

Mobile Signal: You are likely to get good coverage.

Tenure: Freehold.

Directions:-

Using the what3words app, search:-

appeal.neck.fleet





### AT A GLANCE:

Welcoming entrance hall with stairs to the first floor, under-stairs storage cupboard, and a ground floor cloakroom  
Spacious dual-aspect sitting room featuring a bay window, living flame gas fire, and French doors opening to the rear garden

Separate dining room offering an additional reception space with rear aspect and ample room for formal dining

Well-equipped kitchen/breakfast room with integrated double oven, gas hob, dishwasher, and direct access to the outside, plus adjoining utility room

Four bedrooms arranged over the first floor, **including a** generous principal bedroom with built-in wardrobes and en-suite shower room

Additional modern shower room serving the remaining bedrooms, along with landing storage and loft access

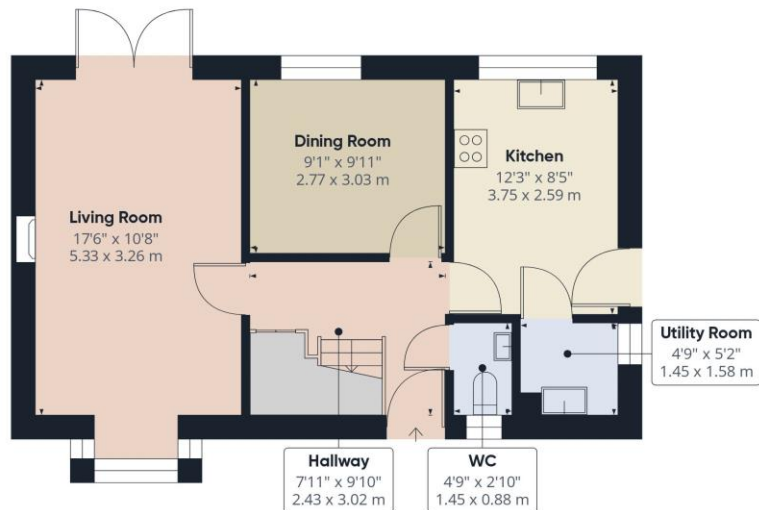
Private tarmac driveway providing off-road parking

### PROPERTY INFORMATION:

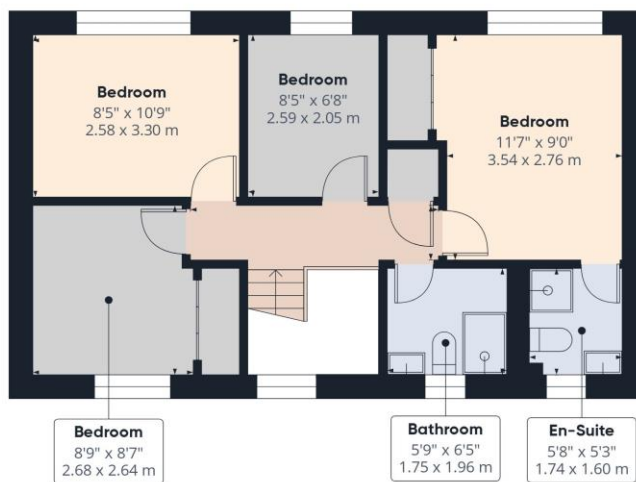
**Freehold**

**Council tax Band: E**

**Mains electric, gas, water and drainage.**



Ground Building 1



Floor 1 Building 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 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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