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**Morebath, Tiverton, EX16 9AL**

**Asking Price £460,000**

Wyverne is a detached three-bedroom property in the picturesque village of Morebath, offering spacious living accommodation, countryside views, garage, and off-road parking.

**Winkworth**

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## DESCRIPTION:

Wyverne is placed in a quiet location on the edge of Morebath, a thriving community with a village hall. With breath-taking views, generous size rooms and a wealth of potential, Wyverne is a property not to be missed.

Bampton is just two miles away and offers some delightful shops, pubs, restaurants, a 15th century church, and doctors' surgery. Tiverton is just a 5.6-mile drive and offers the larger supermarkets including an M&S Food Hall.

You enter the property into a spacious entrance hall, from here you can access the sitting room, this is a generous size room with windows facing the front, side, and rear aspect as well as double French doors, keeping the room light and bright. The kitchen has a number of white wall and base units and a good amount of work top space. The kitchen also provides ample room for a dining room table and chairs. From the kitchen you have an access door that takes you directly into the garage. The cloakroom is located on your left when entering the property and comprises of a sink, WC and small window facing the front aspect.

## First Floor: -

The master bedroom is sizeable and has dual aspect windows and built in storage. Bedrooms two and three are also good size double rooms with bedroom three benefiting from a deep walk-in wardrobe. The loft is boarded and insulated offering a vast amount of additional storage space. The family bathroom has a bath with shower over, bidet, sink and large window facing the rear aspect.

## OUTSIDE:

The driveway provides a good amount of off-road parking, The single garage can be accessed via the main garage door or an access door inside the house. To the rear is a courtyard providing stunning countryside views and space for patio furniture.

Services: Electric radiators, mains electric, water and private drainage

Broadband: Ultra-Fast Broadband Available Within This Postcode, (checked on Openreach 03.04) Fibre to the Premise,

Mobile Signal: You are likely to get good coverage (checked on Ofcom 03.04)

## Directions: -

what3words - [stretcher.lifts.giggled](https://www.what3words.com/stretcher.lifts.giggled)



#### **AT A GLANCE:**

- Three Bedrooms**
- Detached**
- Boarded & Insulated Loft**
- Garage**
- Courtyard Garden**
- Stunning Countryside Views**
- Edge Of Village Location**

#### **PROPERTY INFORMATION:**

- Freehold**
- Council tax Band: D**
- Electric radiators, mains electric, water and private drainage**

# Wyverne, Morebath, Tiverton, EX16

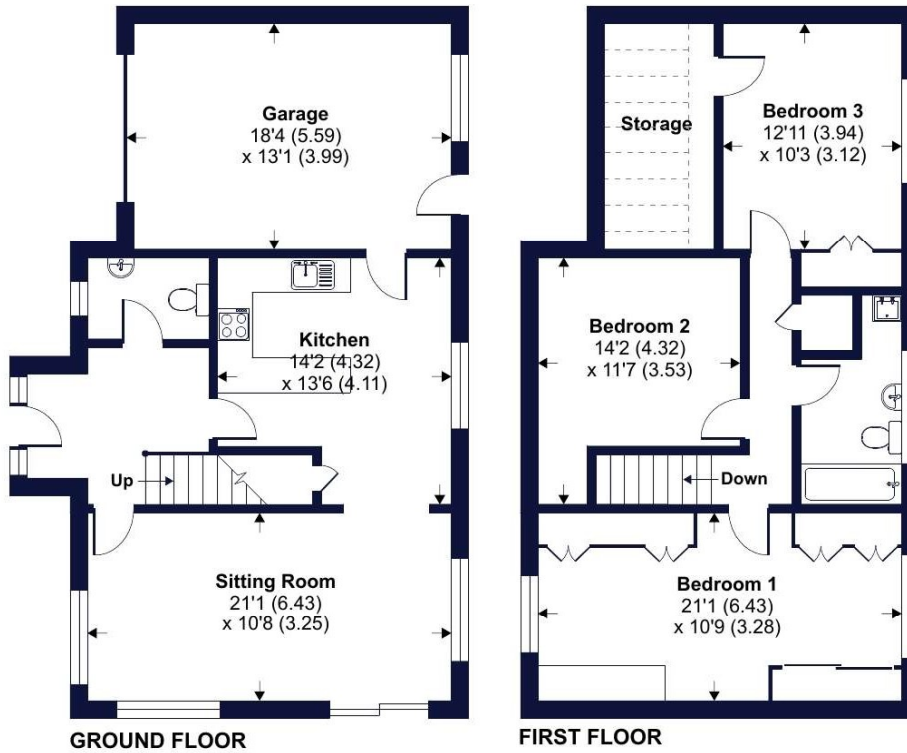
Approximate Area = 1258 sq ft / 116.9 sq m

Limited Use Area = 62 sq ft / 5.7 sq m

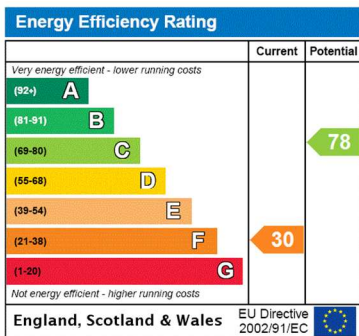
Garage = 238 sq ft / 22.1 sq m

Total = 1558 sq ft / 144.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 984747



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