



Kestrel Close, Tiverton, EX16 6WY

A spacious one bedroom coach house with the added benefit of a converted garage, set within the popular development of Moorhayes. This home is ideal for first-time buyers, investors, or those looking to downsize in a sought-after location.

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DESCRIPTION:

A modern one bedroom Coach House in the popular Moorhayes Park area of Tiverton.

The property offers well-presented accommodation comprising an open plan living/dining room, a fitted kitchen, a spacious double bedroom, and a stylish shower room. In addition, the former garage has been thoughtfully converted to provide a versatile extra reception room, ideal as an additional living space, home office, or occasional guest bedroom.

Situated in a sought-after residential development, this property combines modern comfort with practical living. Tiverton itself offers an excellent range of retail shops, supermarkets, cafés and restaurants, together with highly regarded educational and recreational facilities. The town also benefits from excellent transport links nationwide, with easy access to the M5 and the larger centres of Exeter and Taunton, as well as the beautiful North and South Devon coastlines.

SERVICES:

Council Tax: Band B - Mid Devon

Services: Mains water, Mains electric and Main Gas

Broadband: Super-Fast Broadband Available Within This Postcode, Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage.

Tenure: Leasehold

169 Year Lease

Directions:-

Using the what3words app, search:-

///giant.advice.hope

PLEASE NOTE: Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25.00 is levied for each verification undertaken.

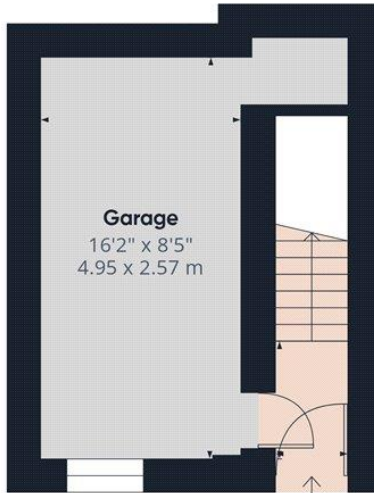


AT A GLANCE:

Popular Moorhayes development
Living room/dining room
Modern fitted kitchen
Large Bedroom
Modern shower room
Converted Garage
Gas Central Heating
Walking distance to the town centre

PROPERTY INFORMATION:

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



Ground



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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