



St. Andrews Court, Tiverton, EX16 6XA

Asking Price £335,000

St Andrews Court is a 3 storey, four-bedroom townhouse located in the popular development of Moor Hayes. NO ONWARD CHAIN

Winkworth

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DESCRIPTION:

This spacious family home is ideally located close to a number of local amenities, such as community centre, shop and nursery.

Moorhayes Park is a popular area of Tiverton with a mix of architectural house styles and sizes. Designed in sympathy with its surroundings with large open spaces and a rural feel enhanced by the preservation of historic oak trees.

Upon entering the property, you have the cloakroom on your lefthand side with WC, sink and small window facing the front aspect. The kitchen/diner has a good number of cream wall and base units, integrated fridge-freezer and plumbing for a washing machine and space for a dryer. The dining area has space for a good size family size dining table and a large bay window facing the front aspect. In the hallway is an understairs storage cupboard which is generous in size. The sitting rooms has double patio doors giving you direct access to the garden as well as a window keeping the room light and bright.

There are two double bedrooms and a single bedroom located on the first floor, both double rooms benefit from built in storage. The family bathroom has a bath, WC & hand basin with window facing the front aspect.

Located on the second floor is the master bedroom, this is a great size double room with built in storage and ensuite.

OUTSIDE:

To the rear of the property is a fully enclosed garden, this is mainly laid to lawn with a side access gate taking you straight onto the driveway, here you can easily park 3 cars, plus another car in the garage. The front garden has black metal railings, small grassed section with a path leading to the front door.

Council Tax: Band D - Mid Devon

Services: Mains electric, water and gas.

Broadband: UltraFast Fibre Broadband Available Within This Postcode, (checked on Openreach 03.04) Fibre to the premises.

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

Tenure: Freehold

Directions: -

Using the what3words app, search: -

facd.rungs.detail

The property has restricted covenants, please ask us for further details.



AT A GLANCE:

End Of Terrace

Four Bedrooms

Master Bedroom with Ensuite

Sitting Room with Patio Doors To The Garden

Cloakroom

Storage

Garage

Off Road Parking

NO ONWARD CHAIN

PROPERTY INFORMATION:

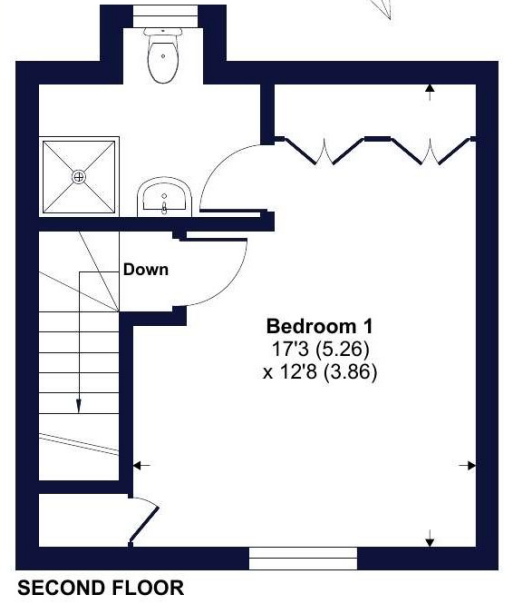
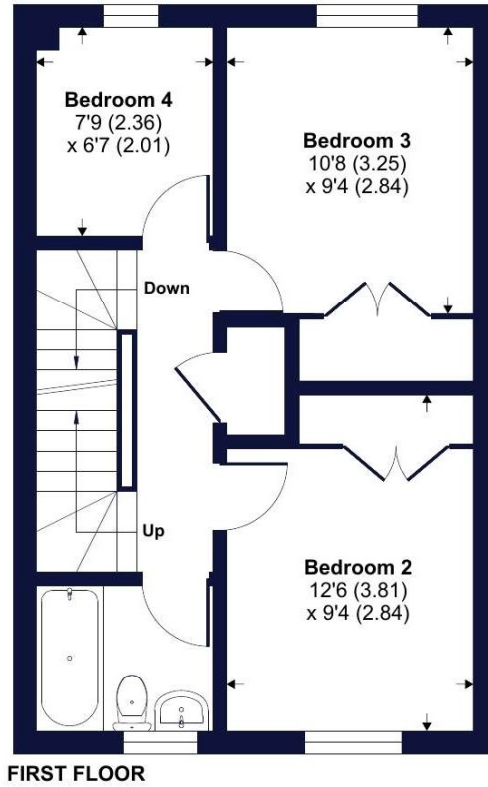
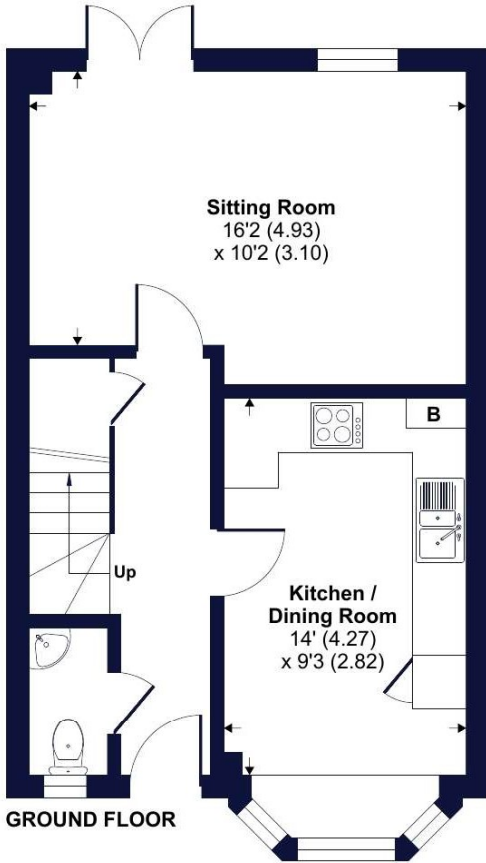
Freehold

Council tax Band: D

Mains electric, gas, water and drainage.

St. Andrews Court, Tiverton, EX16

Approximate Area = 1151 sq ft / 106.9 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: 1037682

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	87
(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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