



**35 Moorlands, Tiverton, Devon EX16 6UF**  
**Offers In Excess Of £265,000**

Welden &  
**Edwards**  
*Supporting your every move*

### Description

A well presented detached family home situated in a popular close on the Moorhayes Park development. The accommodation includes entrance porch, entrance hall, cloakroom, 'L' shaped living/dining room, kitchen, utility room, conservatory, four bedrooms, master en-suite, family bathroom, plenty of parking, double garage and gardens. Although in need of some updating, this is a fantastic opportunity to purchase a wonderful family home.

### Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

### Services

All mains services connected.

### Council tax band

Council Tax band E.

### Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

### Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

### Directions

From our office, continue along Bampton Street and follow the road into Park Street. Continue to the junction of Lea Road and take the 5th turning on the right into Moorlands and the property will be found on the right hand side.

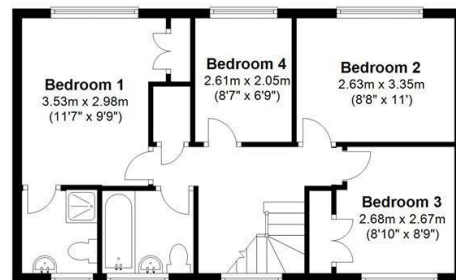


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

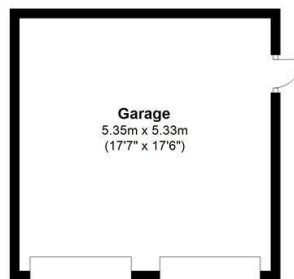
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**First Floor**  
Approx. 48.8 sq. metres (524.9 sq. feet)

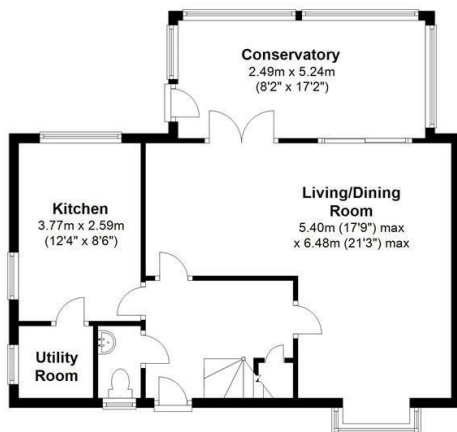


Approx. 28.5 sq. metres (306.9 sq. feet)



**Ground Floor**

Approx. 67.2 sq. metres (723.7 sq. feet)



Total area: approx. 144.5 sq. metres (1555.5 sq. feet)

This plan is for guidance only and not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.

