

11 Exmoor Close
Tiverton, EX16 6UR

£330,000
Asking Price



 4  1  2 EPC C





- Four bedrooms
- Flexible layout
- En-suite main
- Separate dining room
- Enclosed rear garden
- Integral garage
- Quiet cul-de-sac
- Cloakroom



Would you like to have a look?

Contact our Tiverton office

01884 253500

tiverton@seddons.com

A spacious and well-presented four-bedroom home in a quiet Moorhayes cul-de-sac, offering flexible living across three floors, a private garden, and garage.



The Property

Spacious Four-Double Bedroom Home with a Flexible Layout

Set in a quiet cul-de-sac on the popular Moorhayes development, this well-presented four-bedroom home offers generous space across three floors—ideal for growing families or anyone needing extra room to work from home.

The ground floor includes a useful utility room, cloakroom, and a versatile room that could serve as a home office, playroom or fourth bedroom. There's also access to the integral garage, which offers further potential (subject to planning).

Upstairs, the first floor features a bright living room, separate dining room, and a well-fitted kitchen with plenty of storage. On the top floor, you'll find the main bedroom with an en-suite shower room, two further bedrooms and a family bathroom.

Outside, the back garden is fully fenced and has a lawn, patio, and some planted borders—perfect for kids, pets, or having people over. Double gates open to the garage, which adds more space and privacy.

The front garden is neatly kept, with a paved path, planted borders, and a mix of flowers and shrubs. A black iron gate set between brick pillars gives it a tidy, well-finished look, and there's a pleasant view across the green space beyond.

Located on the northern edge of Tiverton, Moorhayes offers easy access to local schools, shops, and main routes in and out of town.

Utilities

Mains electric, gas, water, and drainage

Council Tax

Band D

Local Authority

MDDC – 01884 255 255

Tenure

Freehold

Directions

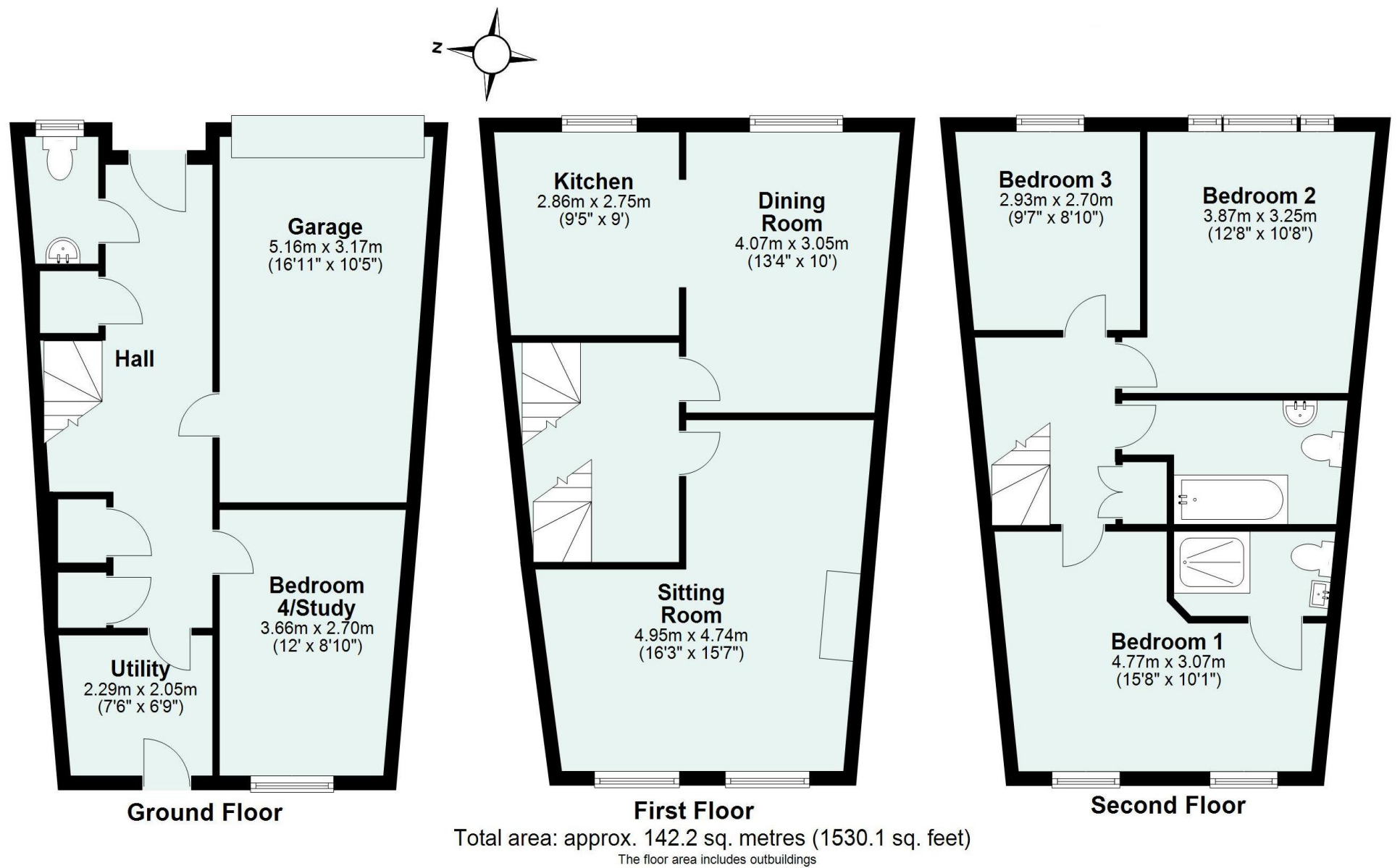
What3words. effort.tags.newly

Google maps code. WG89+7WJ

Lat/Long. 50.915683, -3.480278

Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.