8 Fore Street, Tiverton, Devon, EX16 6LH

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31 Fairby Close, Tiverton, EX16 6AB

Asking Price £273,400

- Spacious 4-bedroom home
- No management charges
- Modern kitchen/dining room
- Principal bedroom with en-suite
- South-facing, low-maintenance garden
- Arranged over 3 floors
- Welcoming entrance hall
- Bright living room with garden access
- Versatile study
- Garage and allocated parking

31 Fairby Close, Tiverton EX16 6AB

A spacious and well-presented four-bedroom family home arranged over three floors, enjoying a south-facing garden, garage, parking and an attractive open outlook, situated within the ever-popular Moorhayes development on the outskirts of Tiverton.
No management charges.

4 2 1 C Council Tax Band: D







A spacious four-bedroom family home arranged over three floors.

Positioned within the sought-after Moorhayes development on the outskirts of Tiverton, this well-presented and thoughtfully arranged four-bedroom family home offers spacious accommodation across three floors, a south-facing garden, garage and parking, together with an attractive open outlook to the front.

The entrance hall provides a welcoming first impression, with a useful cloakroom, understair storage cupboard and a staircase rising to the upper floors.

To the front of the property, the kitchen/dining room is fitted with an excellent range of wall and base units providing generous cupboard and worktop space, complemented by an integrated fridge/freezer, an electric oven, gas hob with extractor above, and ample room for a family dining table.

Spanning the rear of the property, the bright and comfortable living room enjoys French doors opening directly onto the enclosed rear garden, creating an ideal space for both everyday family life and entertaining.

The first floor offers an impressive principal bedroom overlooking the rear garden, complete with a well-appointed en-suite shower room. Also on this level is a further bedroom and a versatile study, equally suited as a home office, or nursery.

Occupying the second floor are two further generous double bedrooms, served by a centrally positioned family bathroom. Throughout the home, the rooms are naturally light and offer a wonderful sense of space.

Outside, the property enjoys an attractive setting with a picturesque leat and open green space to the front, together with a neat front garden enclosed by decorative iron railings.

To the rear is a south-facing garden, designed for ease of maintenance with established shrub borders, gravel pathways and newly installed fencing providing a secure and private environment.

Steps lead down to the rear access of the garage, with an allocated parking space positioned directly in front, together with the benefit of a nearby visitor parking space.

Moorhayes continues to be one of Tiverton's most popular residential developments, offering convenient access to local schooling, supermarkets, parks and everyday amenities.

Tiverton itself is a thriving Mid Devon market town providing an excellent range of independent shops, cafés and leisure facilities, together with the renowned Blundell's School, Tiverton High School, an 18-hole golf course and leisure centre.

Junction 27 of the M5 and Tiverton Parkway railway station are both within easy reach, providing excellent connections to Exeter, Taunton and London.

A superb family home offering generous, flexible accommodation in a highly convenient location. Early viewing is strongly recommended.

Services
Mains electricity, gas, water, and drainage

Tenure
Freehold

Council Tax
Band D

Local Authority
Mid Devon District Council 01884 255255

Management Charges
None



Directions

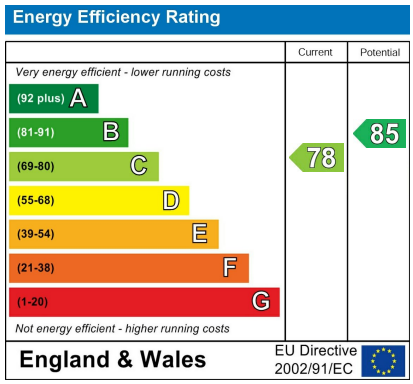
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Viewings

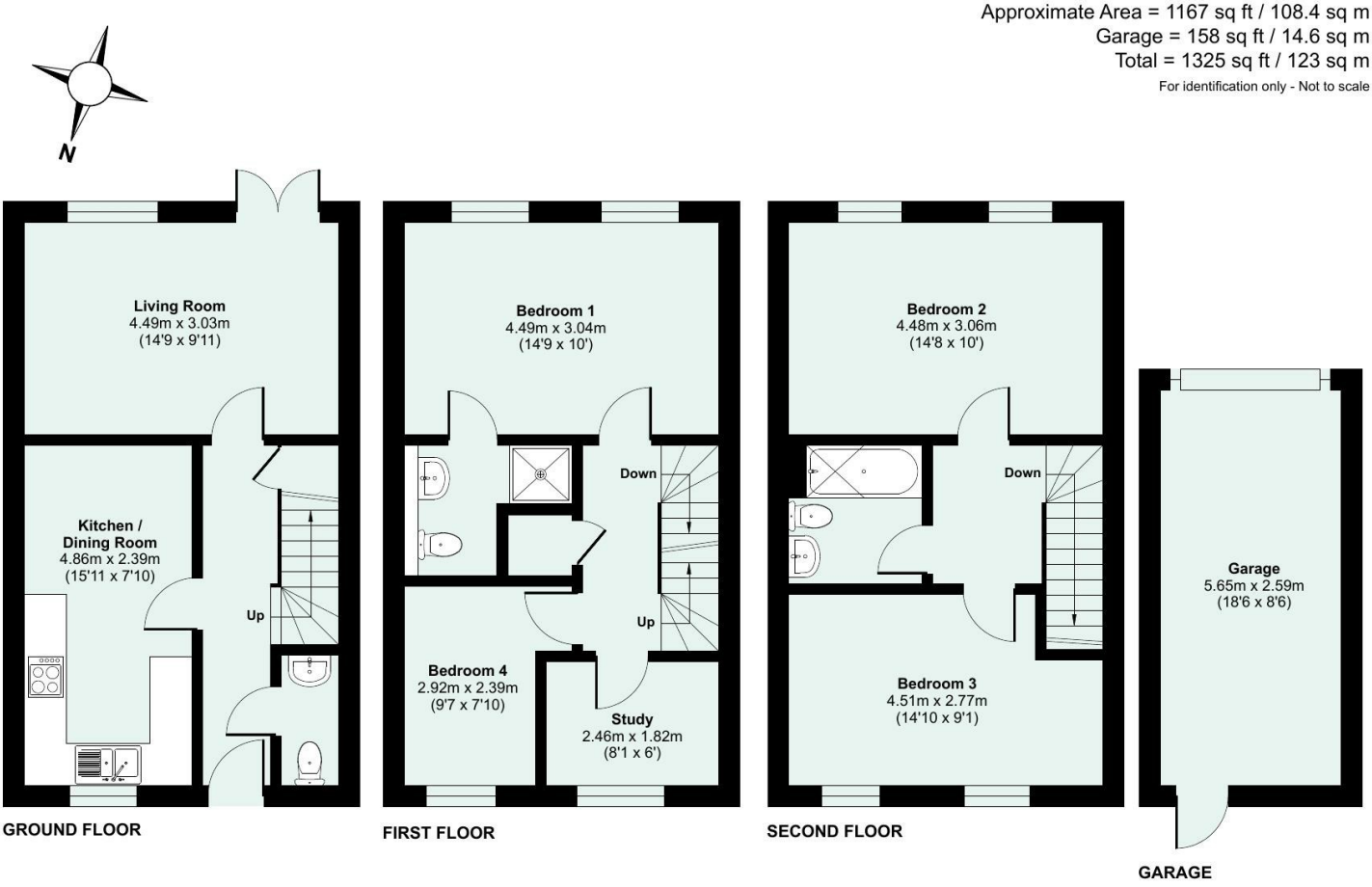
Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

C



Approximate Area = 1167 sq ft / 108.4 sq m
Garage = 158 sq ft / 14.6 sq m
Total = 1325 sq ft / 123 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1488587

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