



GIBBINS RICHARDS   
Making home moves happen

38 Moore Drive, Post Hill, Tiverton EX164FU  
£365,000

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A perfectly presented four bedroom detached home, built by the ever-popular David Wilsons Homes, just under a year ago. The immaculate cosmetic condition internally is accompanied with a sizeable and private south facing rear garden that backs on to trees, along with a driveway for multiple vehicles and an above average size garage. The property benefits from remaining NHBC Warranty and developer's guarantee. We highly recommend an internal viewing.

Tenure: Freehold / Energy Rating: B / Council Tax Band: D

The property is located on David Wilson's hugely popular Fairfax Heath development, on the periphery of Tiverton. There are some lovely scenic walks close by, with the Grand Western Canal just a short walk away. Tiverton itself offers a full range of amenities, along with easy access to the M5 via Junction 27.

EXQUISITE FOUR BEDROOM DETACHED HOME  
LESS THAN A YEAR OLD  
IMMACULATE COSMETIC CONDITION  
ATTRACTIVE OUTLOOK TO FRONT & REAR  
REMAINING NHBC WARRANTY & DEVELOPER GUARANTEE  
SIZEABLE GARDEN  
DRIVEWAY & LARGER THAN AVERAGE GARAGE  
INTERNAL VIEWING HIGHLY ADVISED



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#### Entrance Hall

Living Room 16' 0" x 10' 0" (4.87m x 3.05m)

Kitchen / Diner 18' 6" x 14' 0" (5.63m x 4.26m) With wide array of integrated appliances, including fridge, freezer, cooker, grill, five-burner gas hob and dishwasher. There is an additional utility cupboard, with space for a washing machine & tumble dryer, plus extra storage above.

#### Downstairs Cloakroom

Bedroom One 15' 10" x 9' 0" (4.82m x 2.74m)

#### En-suite

Bedroom Two 11' 0" x 9' 0" (3.35m x 2.74m)

Bedroom Three 11' 0" x 9' 2" (3.35m x 2.79m)

Bedroom Four 9' 0" x 7' 0" (2.74m x 2.13m)

#### Family Bathroom

Outside: To the rear of the home is a delightful south-facing garden, laid to both patio and lawn. The garden backs on to trees, providing an attractive outlook and complete privacy. To the side of the property is a driveway for multiple vehicles, along with a larger than average garage with light & power. There is further parking available for visitors to the front.



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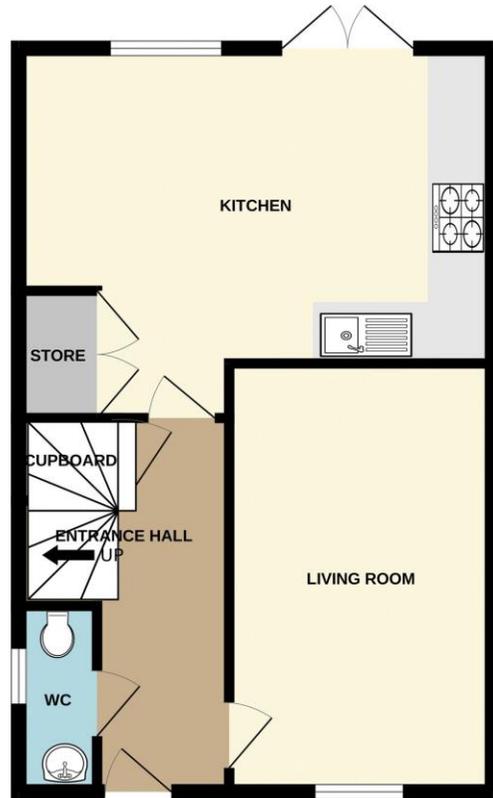


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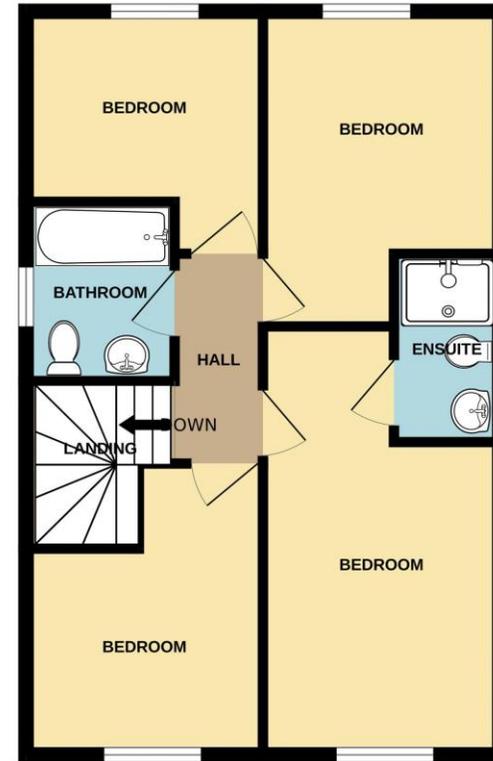


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction. We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case. Once an offer is accepted by our client, an Administration Fee of £30 + VAT (£36) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.

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