



**56 Enterprise Avenue, Tiverton, EX16 4FP**  
**£415,000**

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

***Enjoying a tucked away, elevated position, this stunning four bedroom detached home is offered to the market with No Onward Chain.***



## Description

**\*\*Immaculately Presented Four Bedroom Detached Home in Quiet Elevated Position\*\***

Welcome to this stunning four bedroom detached home, nestled in a quiet, elevated position in a popular area of Tiverton. This beautiful property exudes a perfect blend of modern comfort and traditional charm, making it the ideal retreat for families and individuals seeking a peaceful lifestyle.

As you step through the front door, you'll be greeted by the spacious entrance hall, which sets the tone for the rest of the property. To the left, you'll find the expansive lounge, a bright and airy room filled with natural light and ample space for your furniture. The double patio doors lead out to the lovely rear garden, perfect for entertaining or simply enjoying the fresh air.

The kitchen/diner is a true showstopper, boasting a range of modern white gloss wall and base units, complemented by a built-in gas hob, oven, dishwasher, and fridge freezer. The generous space allows for a large dining table and chairs, as well as an additional seating area if needed. A door from the kitchen leads to the useful utility room, where you'll find additional storage and plumbing for a washing machine.

The Cloakroom is conveniently located on the ground floor, complete with a WC and hand basin. An external door from the utility room leads to the rear garden, providing easy access to the outside.

Upstairs, you'll discover four spacious bedrooms, including three good-sized double bedrooms and one single bedroom. The primary bedroom is particularly impressive, featuring an ensuite shower room with all the modern conveniences. The family bathroom is situated on this floor as well, offering a bath, WC, and hand basin.

The rear garden is a serene oasis, mainly laid to lawn with a patio area perfect for al-fresco dining or relaxation. A path leads you to the attached garage, providing ample storage and off-street parking for three cars.

This stunning property is truly a rare find in this popular area of Tiverton. With its exceptional presentation, generous accommodation, and idyllic setting, it's an opportunity not to be missed. Whether you're looking for a family home or a peaceful retreat, this property has something for everyone.

## Tenure, Services & Council Tax

Freehold  
Council Tax Band - E  
All Mains Connected  
Management Fee approx £234.74 pa

## 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).

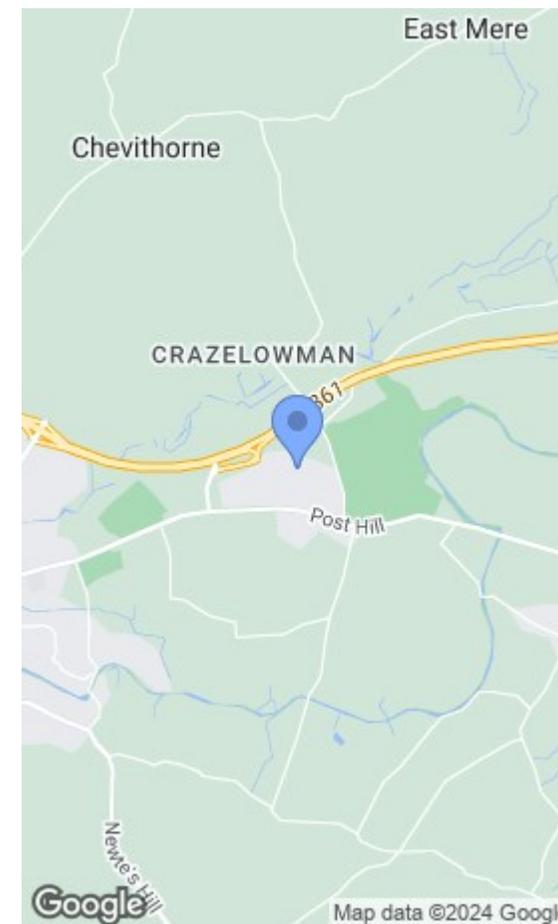
## Tiverton

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.

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	

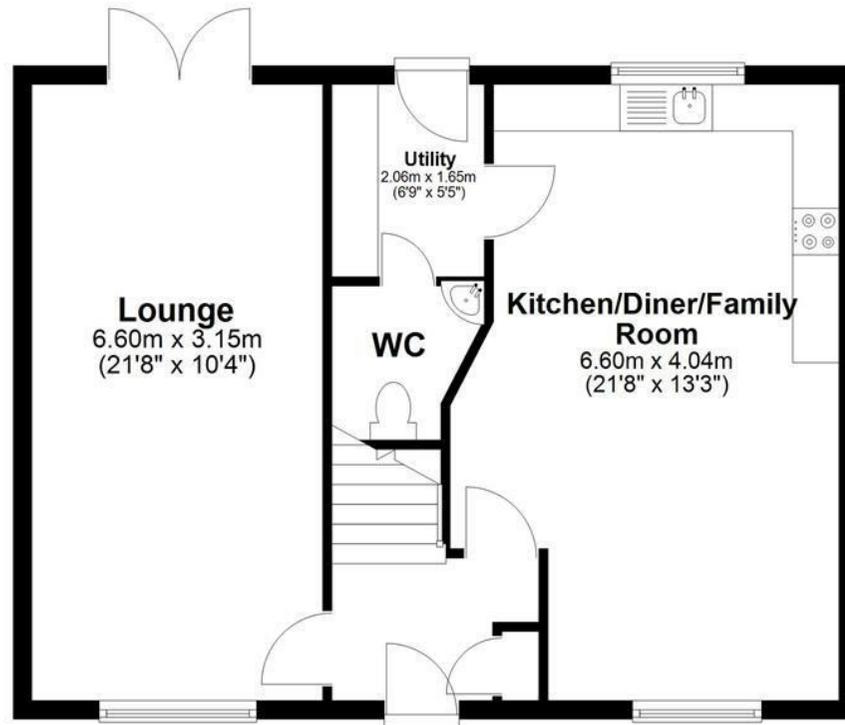






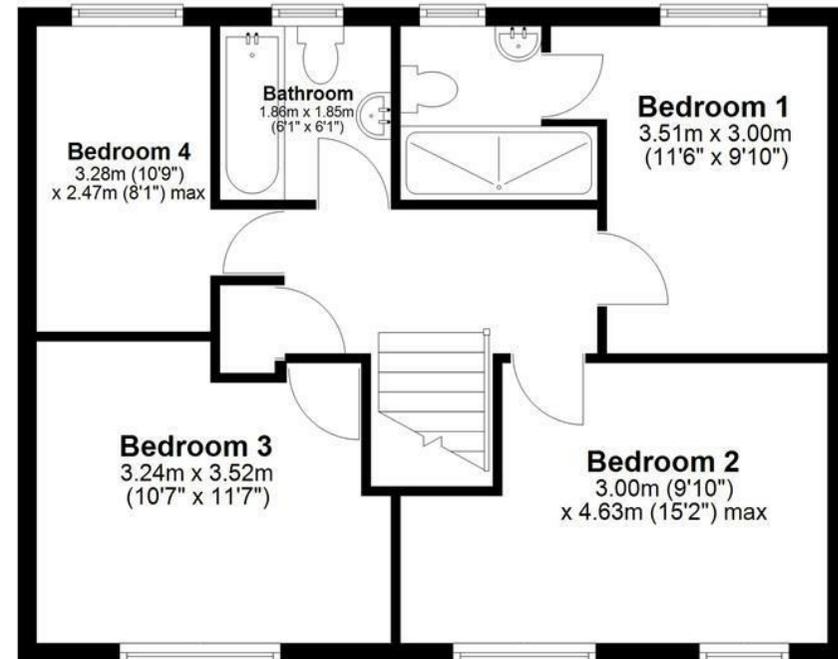
### Ground Floor

Approx. 57.7 sq. metres (620.9 sq. feet)



### First Floor

Approx. 56.0 sq. metres (602.4 sq. feet)



Total area: approx. 113.7 sq. metres (1223.3 sq. feet)

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