



**59 Enterprise Avenue, Tiverton, EX16 4FP**  
**£370,000**

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



*A beautifully presented, upgraded, three double bedroom home located in the desirable Braid Park development.*



Description

As you step into this exquisite home, you are immediately captivated by the remarkable upgrades made by the current owner. The layout seamlessly integrates the kitchen, dining area, and family room, resulting in a breathtaking open-plan living space. The kitchen features elegant shaker-style cabinetry in a soft off-white finish, beautifully paired with rich oak worktops. It is equipped with a suite of integrated appliances, including a fridge-freezer, washing machine, tumble dryer, dishwasher, oven, and gas hob. There’s also ample room for a dining table, making this an ideal setting for family gatherings.

Towards the rear of the home lies the inviting family area, complete with a cosy woodburner, creating the perfect spot to relax and unwind after a long day. Patio doors open out to the charming rear garden, enhancing the connection between indoor and outdoor living. Completing this level, you will find a spacious storage cupboard and a conveniently located downstairs WC.

As you ascend the beautifully crafted wooden staircase to the first floor, you are greeted by Bedroom One and a spacious lounge that has been thoughtfully opened up for a harmonious flow. Bathed in natural light, this lounge is a lovely spot to kick back and relax. Bedroom One, positioned at the rear, is a generous double room featuring fitted wardrobes and a luxurious ensuite. The ensuite boasts sleek grey tiling, a walk-in shower cubicle, WC, and hand basin, creating a spa-like retreat.

The second floor reveals two additional double bedrooms, along with a stylish family bathroom. The family shower room is adorned with grey tiling and includes a shower cubicle, WC, and hand basin.

Outdoors, the rear garden serves as a tranquil oasis that has been thoughtfully redesigned by the current owner. With vibrant flower beds lining the perimeter and stone-chip ground cover, this garden is a perfect space to enjoy during the warmer months.

To the front of the property, you will find two convenient parking spaces, making this home as practical as it is beautiful.

Council Tax, Tenure & Services

Council Tax Band: D  
Freehold  
All Mains Connected  
There is an annual management charge of £237.59

Approx Broadband Speeds:  
Standard 6 Mbps  
Ultrafast 1000 Mbps

Sales enquiries

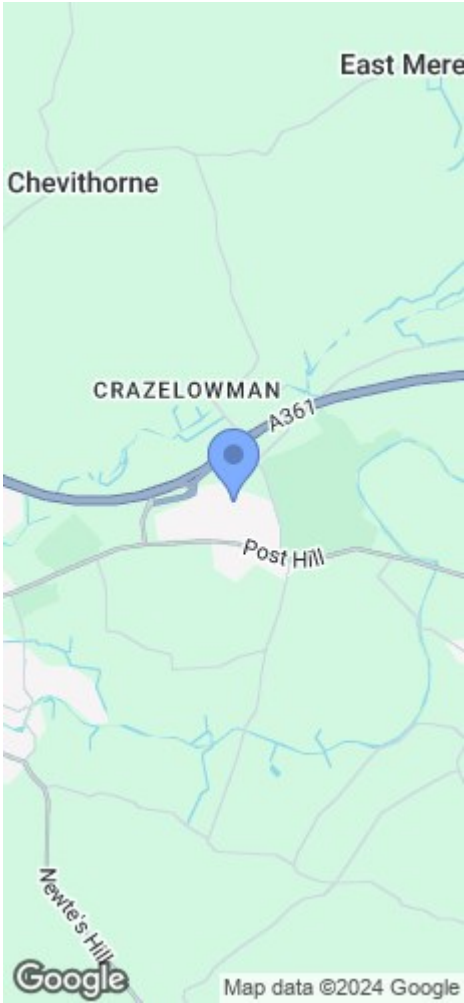
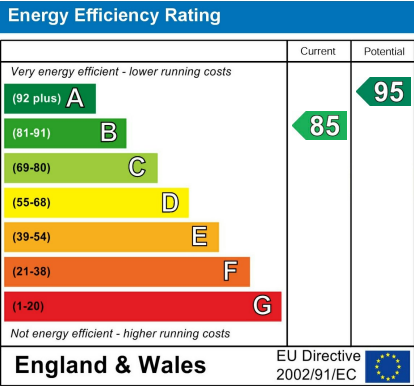
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

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.













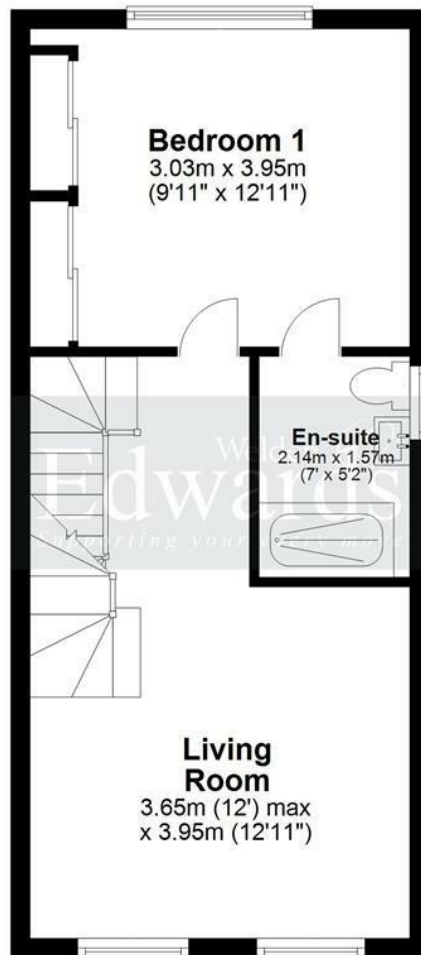
## Ground Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



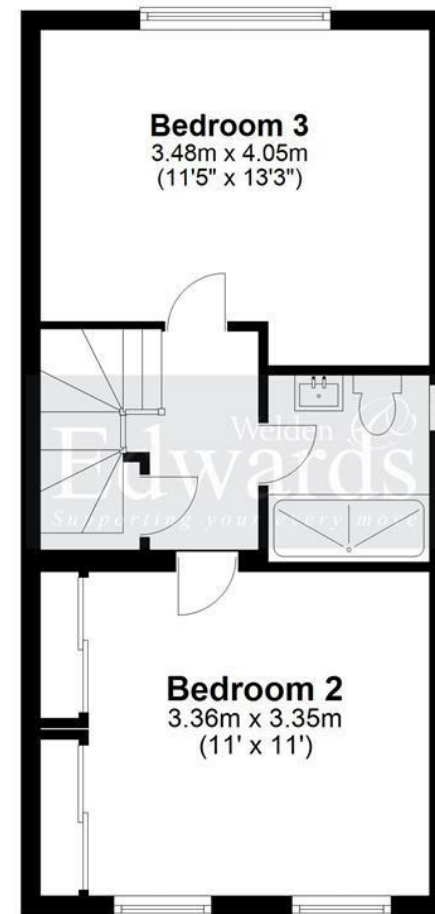
## First Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



## Second Floor

Approx. 33.6 sq. metres (361.5 sq. feet)



Total area: approx. 105.0 sq. metres (1130.3 sq. feet)

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