



**25 Enterprise Avenue, Tiverton, EX16 4FP**  
**Asking Price £300,000**

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



***\*NO ONWARD CHAIN\****

***This stunning THREE DOUBLE Bedroom home in the sought-after Braid Park Development offers a flawless presentation. The spacious lounge/diner is perfect for entertaining, while the landscaped rear garden provides a tranquil retreat. The Primary Bedroom features a luxurious ensuite, and there is convenient off-road parking for two cars. Don't miss the opportunity to see all that this home has to offer!***



Description

Upon stepping through the front door, you are welcomed into a grand entrance hall that sets the tone for the rest of the home. To the left, the convenient Cloakroom offers practicality, while on the right, the modern and well-equipped kitchen awaits with its sleek white gloss wall and base units, accented by elegant oak effect worktops and a range of built-in appliances such as a fridge freezer, washer dryer, dishwasher, hob, and oven.

Moving towards the rear of the residence, the spacious and luminous lounge/diner beckons with its large patio doors that fill the room with an abundance of natural light, creating a warm and inviting atmosphere. The cleverly designed under stair storage cupboard maximizes the space and adds to the functionality of the area.

As you ascend to the first floor, two generously sized double bedrooms await, along with the tastefully designed family bathroom. Bedroom Two overlooks the beautifully landscaped rear garden and provides direct access to the main bathroom, while Bedroom Three is bathed in natural light from the two charming windows. The family bathroom features sophisticated grey tiling, a bath with a shower over, WC, and hand basin for added convenience.

Ascending further to the second floor, the magnificent Primary Bedroom stands out as the crown jewel of the home, measuring over 8.6 meters in length. A door leads to the light-filled ensuite, complete with a shower, WC, and hand basin, providing an oasis of relaxation and comfort.

For outdoor enjoyment, the meticulously landscaped rear garden boasts a delightful patio seating area, a pathway leading to a garden shed, and another enchanting seating area perfect for alfresco dining. The property also offers the convenience of two parking spaces situated at the front, completing the perfect blend of style, functionality, and comfort in this exceptional residence. This property also offers the opportunity to take in breathtaking, panoramic views of the surrounding countryside, creating a peaceful and picturesque setting.

Council Tax, Tenure & Services

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

Sales Enquiries

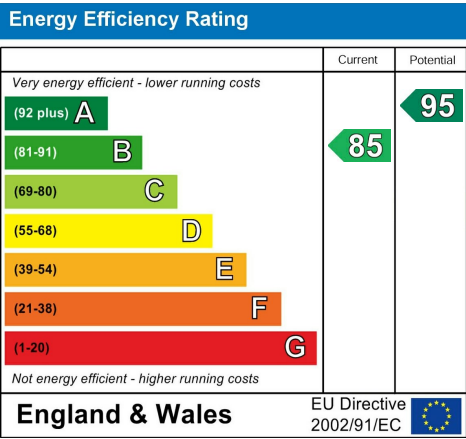
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

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.







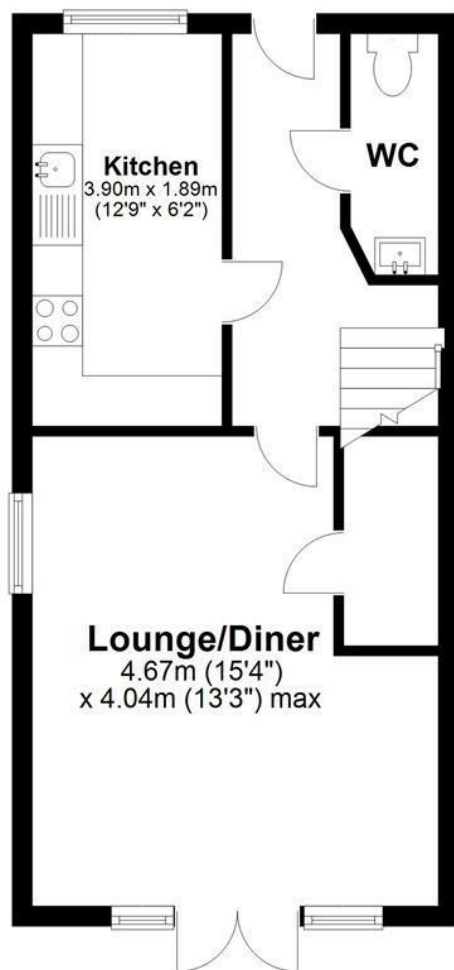






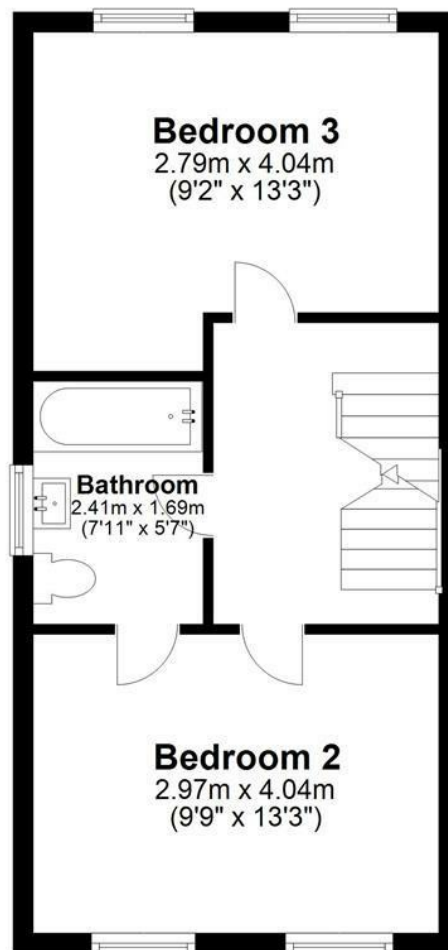
### Ground Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



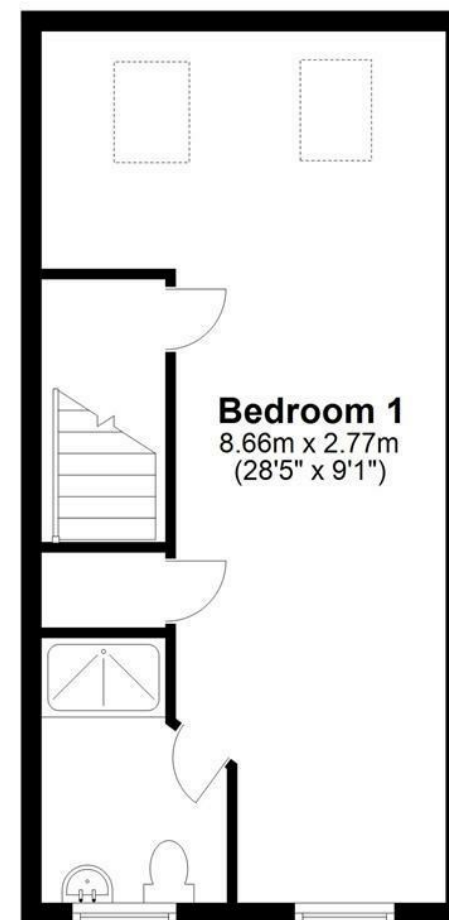
### First Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



### Second Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 106.0 sq. metres (1141.3 sq. feet)

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