



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</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		

England & Wales EU Directive 2002/91/EC

12 Enterprise Avenue, Tiverton, EX16 4FP  
Asking Price £345,000



**Nestled in the sought-after 'Braid Park' area of Tiverton, this meticulously maintained 4-bedroom residence offers an exquisite blend of style and comfort. The home features spacious and adaptable living areas, perfectly suited for families or anyone in search of modern living. Complemented by two designated parking spaces and a private enclosed rear garden, this property provides a harmonious balance of practicality and tranquillity, ensuring a convenient lifestyle that allows residents to fully unwind and enjoy their surroundings.**

### Description

As you step into this exquisite property, you are instantly welcomed by a sleek and contemporary kitchen on your right. The combination of grey cabinetry complimented by walnut effect worktops and downlights, creates a chic aesthetic that is both appealing and practical. With built-in appliances—including a dishwasher, fridge freezer, washing dryer, and induction hob—this kitchen is a culinary enthusiast's paradise.

The spacious lounge stands out as a focal point of the home, offering ample room for a generous dining table and chairs, perfect for gatherings with loved ones. A grand bay window and patio doors that open up to a low-maintenance rear garden invite an abundance of natural light, transforming the space into an airy and inviting area ideal for entertaining.

Upstairs, you will discover three tastefully designed bedrooms along with a family bathroom. The fourth bedroom is a versatile space, suitable for use as a single bedroom, office, or a dedicated work-from-home area. Bedrooms two and three are comfortably sized doubles, each providing plenty of space for furnishings. The modern family bathroom features a pristine white suite complemented by grey tiling, a bath with an overhead shower, and chic fixtures.

The top floor reveals a substantial storage cupboard and the opulent Bedroom One, designed as a serene sanctuary. The ensuite bathroom adds convenience, featuring a shower cubicle, WC, and hand basin.

Outside, the rear garden showcases a lawn paired with a patio seating area, perfect for al fresco dining and relaxation. Steps take you to the lawn area of the garden, providing a lovely place to unwind in the warmer months. There is external plug sockets and lighting making it the perfect space for a hot tub. Additionally, off-road parking for two cars enhances the convenience of this impressive home.

In summary, this property seamlessly intertwines modern design, functionality, and spaciousness, making it an exceptional choice for buyers in search of a stylish and comfortable living environment.

### Council Tax, Tenure & Services

Freehold

Council Tax Band D

Mains Gas, Electricity, Water & Sewage

There is an annual management charge of £237.59

Approx Broadband Speeds:

Standard 6 Mbps Ultrafast 1000 Mbps

Approx Mobile Signal:

EE, O2, Vodafone and Three - Limited

### 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

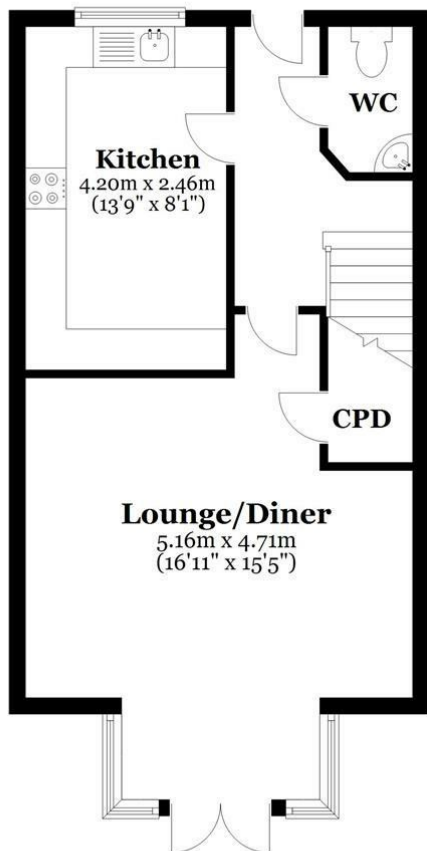
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

### Disclaimer

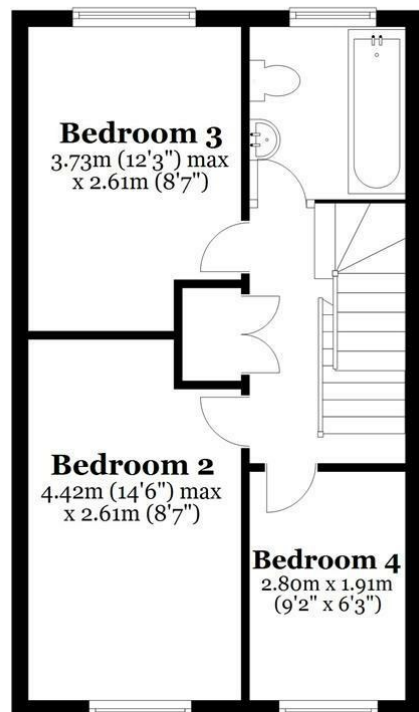
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



## Ground Floor



## First Floor



## Second Floor



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

