



Enterprise Avenue, TIVERTON EX16 4FP

welcome to

Enterprise Avenue, TIVERTON

Situated on the edge of Tiverton is this very well presented family home offering spacious accommodation throughout. In brief the accommodation comprises of a dual aspect lounge, spacious kitchen/ diner, utility and cloakroom. Four bedrooms, master with ensuite. Off Road Parking & Garage.

Description

Nestled at the end of a shared private drive, you will find this lovely four bedroom detached family home offering spacious accommodation throughout.

On entering the property in the welcoming hall way, there is a useful storage cupboard and stairs rise to the first floor. The lounge is dual aspect with patio doors leading to the rear garden. The heart of this home is the sociable kitchen/ diner which is also dual aspect. The modern kitchen is well equipped with a range of wall and base units with work surfaces over. There is space for a large dining room table. Completing the downstairs accommodation is a utility room with door to the rear garden and a cloakroom. On the first floor, the accommodation comprises of a master with ensuite shower room and three further bedrooms. Built in wardrobes can be found in three out of the four bedrooms. Completing the upstairs is a modern family bathroom.

Externally the property benefits from a rear enclosed garden which is mainly laid to lawn with a large patio area, perfect for alfresco dining. There is a garage and driveway. The front garden is low maintenance and used by the current owners as additional off road parking. Special features that come with this home are solar panels and an electric charging point. The property further benefits from a remainder of the NHBC warranty.

If you like what you see contact Fox & Sons today to arrange a viewing of this lovely family home!

Entrance Hall

Door to the front opening into the hallway. Built in cupboard, radiator, stairs to the first floor.

Kitchen

21' 6" Max x 13' 2" Max (6.55m Max x 4.01m Max)
Double glazed windows to front and rear. The kitchen has a range of wall and base units with work surfaces over, sink and drainer, built in electric oven and gas hob with extractor fan, space for fridge/freezer, two radiators.

Utility Room

5' 4" x 6' 8" (1.63m x 2.03m)
In the utility there are base units, the wall hung boiler, space for a washing machine, extractor fan, doors to cloakroom and rear garden.

Cloakroom

Wash hand basin, WC, extractor fan, radiator.

Lounge

21' 7" x 10' 3" (6.58m x 3.12m)
Double glazed window to front. Television and telephone points, USB plug sockets, two radiators, doors to rear garden.





Landing

Stairs from ground floor. Built in cupboard, lost access, doors to all rooms.

Bedroom One

9' 10" Max x 10' 9" (3.00m Max x 3.28m)
Double glazed window to rear. Built in wardrobes, radiator.

En-Suite

Double glazed window to rear. Wash hand basin, WC, tiled walk in shower with sliding glass doors, shaver point, heated towel rail.

Bedroom Two

15' 5" Max x 9' 5" Max (4.70m Max x 2.87m Max)
Two double Glazed windows to front. Built in wardrobes, radiator.

Bedroom Three

10' 6" Max x 10' 9" Max (3.20m Max x 3.28m Max)
Double glazed window to front. Built in wardrobes, USB plug socket , radiator.

Bedroom Four

7' 3" Max x 10' 7" Max (2.21m Max x 3.23m Max)
Double glazed window to rear. Radiator.

Family Bathroom

Double glazed window to rear. Wash hand basin, WC, bath with shower over, part tiled, radiator, extractor fan.

Rear Garden

To the front of the property there is a split level garden with an area of grass and a patio area, gate to the side of the property.

Garage

Up and over door.

Parking

Off road parking in front of the garage.

Services

Mains electric, gas, water and drainage

Council Tax Band E

Management Fee

Approx £20 per month

Location

Located on the edge of the thriving market town of Tiverton. Tiverton provides plenty of shops, supermarkets, schools, dentists, surgeries. Fantastic for commuters being in easy reach to the North Devon Link Road either to the north coast via Barnstaple or eastward to the M5 (J27) and Parkway mainline railway station.

Office Hours

Monday - Friday 9am- 6pm

Saturday- 9am- 4pm

Sundays - Closed



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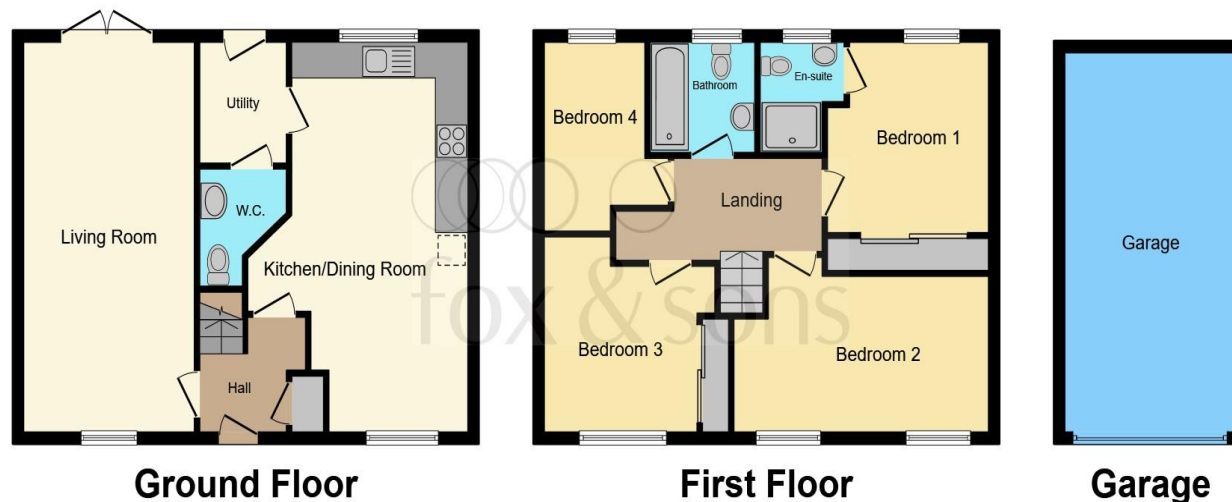
Enterprise Avenue, TIVERTON

- Four Bedroom Detached Home
- Dual Aspect Lounge
- Sociable Kitchen/ Diner
- Utility room & Cloakroom
- Master with Ensuite

Tenure: Freehold EPC Rating: A

guide price

£425,000



Total floor area 127.7 m² (1,375 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
TVT105217 - 0002

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