



Enterprise Avenue, Tiverton EX16 4FP



welcome to

Enterprise Avenue, Tiverton

Located on the outskirts of Tiverton, you will find this very well presented four bedroom family home. Arranged over three floors the property briefly comprises of a kitchen/diner, lounge, large master with en-suite, family bathroom & cloakroom. Rear garden and allocated parking for two cars.

Description

Viewing is highly recommended on this lovely four bedroom townhouse, situated in the braid park development on the outskirts of Tiverton. Upon approaching the property is two allocated parking spaces. On entering the property into the welcoming hallway, you have doors to all rooms and stairs rise to first floor. The modern kitchen is front aspect and well equipped with integrated appliances. The kitchen has space for a small dining room table. The light and bright lounge is rear facing with a bay patio door overlooking the garden. Completing the ground floor in a cloakroom. On the first floor there are three bedrooms, two of which are doubles. These bedrooms are serviced by a modern family bathroom. The second floor houses the large master bedroom, and this truly has the wow factor. The bedroom has built in wardrobes and a modern en-suite. Externally the rear garden is mainly laid to lawn with a patio area. A pathway to the rear provides access to the front and space to store bins.

Entrance Hall

UPVC door to front. Stairs to the first floor.

Cloakroom

Wash hand basin, WC, radiator, extractor fan.

Lounge

16' 10" Plus door recess x 15' 1" Max (5.13m Plus door recess x 4.60m Max)
Double glazed bay window to rear. Built in under stairs cupboard, two radiators, patio doors to the rear.

Kitchen/Diner

13' 8" x 8' 1" (4.17m x 2.46m)
Double glazed window to front. The modern kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, tiled splash back, gas hob with extractor fan, built in eye level oven, integrated dishwasher, washing machine, fridge/freezer, space for a table and chairs, radiator.





First Floor Landing

Stairs from the ground floor, built in cupboard, doors to all rooms.

Bedroom Two

14' 6" Max x 8' 6" (4.42m Max x 2.59m)
Double glazed window to rear. Radiator.

Bedroom Three

12' 2" Max x 8' 6" (3.71m Max x 2.59m)
Double glazed window to rear. Radiator.

Bedroom Four

9' 2" x 6' 3" (2.79m x 1.91m)
Double glazed window to rear. Radiator.

Bathroom

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

Second Floor Landing

Stairs from first floor. Built in cupboard, radiator, door to master bedroom.

Bedroom One

24' 10" Max x 11' 3" Max (7.57m Max x 3.43m Max)
Two Velux style windows. Built in wardrobes, television and telephone points, loft hatch, two radiators. Please note there is restricted head height in this room.

En-Suite

Double glazed window to front. Wash hand basin, WC, walk in shower, shaver point, part tiled, radiator.

Rear Garden

To the rear of the property is an enclosed garden with a lawn and patio area and rear access to the property.

Parking

The property has two allocated spaces.

Services

Mains electric, gas, water and drainage.

Council Tax Band D

Management Fee

The annual management fee is approx £190

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



view this property online fox-and-sons.co.uk/Property/TVT105207



welcome to

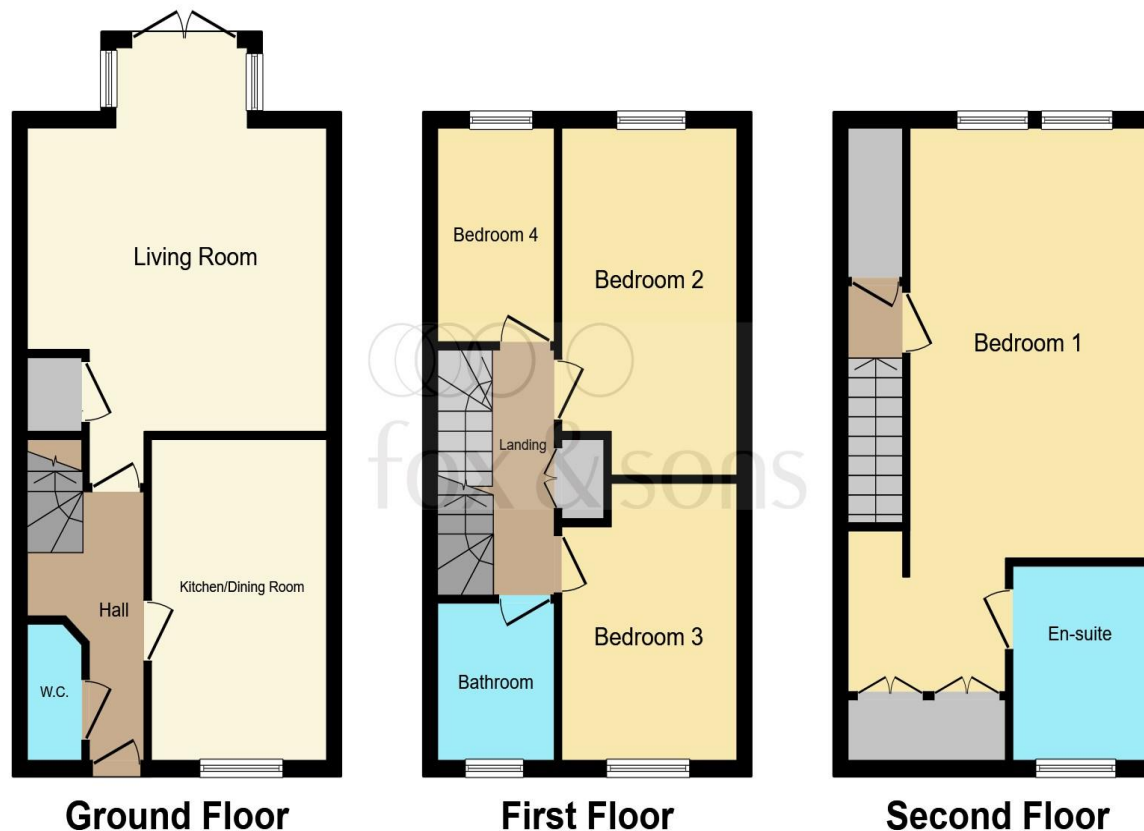
Enterprise Avenue, Tiverton

- Four Bedroom Family Home
- Modern Kitchen/ Diner
- Rear Aspect Lounge
- Large Master Bedroom with Ensuite
- Council Tax Band D

Tenure: Freehold EPC Rating: B

guide price

£370,000



Total floor area 108.2 m² (1,165 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online fox-and-sons.co.uk/Property/TVT105207



Property Ref:
TVT105207 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01884 256041



tiverton@fox-and-sons.co.uk



36 Bampton Street, TIVERTON, Devon, EX16 6AH



fox-and-sons.co.uk