



**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



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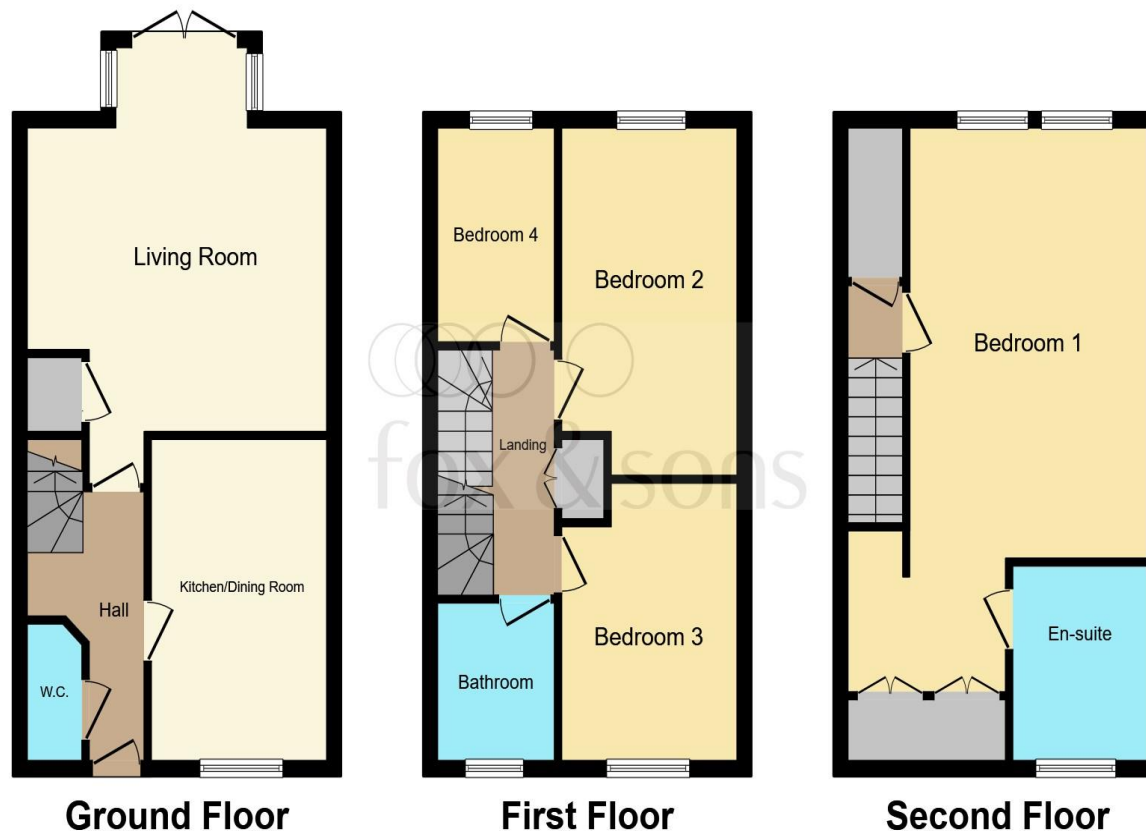
## Enterprise Avenue, Tiverton

- 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

**£350,000**



Total floor area 108.2 m<sup>2</sup> (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](http://www.focalagent.com)

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