



Enterprise Avenue, Tiverton EX16 4FP

welcome to

Enterprise Avenue, Tiverton

Viewing is advised of this exceptional three bedroom semi detached home set back from the road, overlooking a green open space. In brief the accommodation includes open-plan kitchen and dining area which is the heart of the home. There is a spacious lounge & cloakroom. Parking and rear garden.

Description

Built by Burrington homes, this exceptional three bedroom home flows seamlessly. Set back from the road, overlooking a green open space. As you step inside, you are greeted by a spacious hallway with doors to all rooms and stairs to the first floor. To the rear is an expansive open-plan kitchen and dining area which is the heart of the home, with French doors which lead out to the garden. The lounge connects to the kitchen with double doors making this a very sociable yet versatile space, as the doors can close to create a cozy lounge area. The lounge is also accessible from the hallway. Completing the ground floor is a convenient cloakroom, along with an under stairs storage area and a hallway cupboard.

Ascending to the first floor, you'll find the master bedroom, perfectly positioned to overlook the historic oak tree and green space. Bedroom two, also located at the front, provides another generously sized double bedroom. The third bedroom is a versatile single room that looks out onto the garden, making it an excellent option for a home office or a cozy child's room. Completing the upper level is a well-appointed bathroom which gives off hotel vibes and a built-in storage cupboard off the landing.

Outside, this home has two dedicated parking spaces, adding to the convenience of this attractive home. There is a rear enclosed garden which is laid mainly to lawn with a patio area, there is also side access.

Entrance Hall

Door to front, stairs to first floor, doors to all rooms, radiator.

Cloakroom

Wash hand basin, WC, part tiled, spotlights, radiator, extractor fan.

Lounge

12' 4" x 13' 9" Max (3.76m x 4.19m Max)

Double glazed window to the front. Television and telephone points, two radiators, double doors opening into the kitchen.

Kitchen/Diner

Double glazed window to rear. The kitchen has a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, tiled splash back, induction hob with extractor fan, electric oven, space for washing machine, large pantry cupboard, space for dining table and chairs, double glazed patio doors to rear garden.





Landing

Double glazed window to rear. Stairs from ground floor, storage cupboard, radiator, spotlights, loft hatch.

Bedroom One

12' 9" x 10' 9" Max (3.89m x 3.28m Max)
Double glazed window to front. Television point, radiator.

Bedroom Two

12' 9" Max x 10' 3" Max (3.89m Max x 3.12m Max)
Double glazed window to front. Fitted wardrobes, television point, radiator.

Bedroom Three

7' 3" x 11' 4" (2.21m x 3.45m)
Double glazed window to rear. Television point, radiator.

Bathroom

Double glazed window to rear. Wash hand basin with cupboard, WC, bath with shower over, heated towel rail, spot lights, extractor fan.

Front Garden

The front garden is laid to lawn with a stone chip area.

Rear Garden

The rear enclosed garden is laid mainly to lawn with a patio area there is also side access to the front.

Parking

There are two allocated parking spaces.

Services

Mains electric, gas, water, and drainage

Council Tax Band C

Management Fee

The annual management fee is approx. £300.

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

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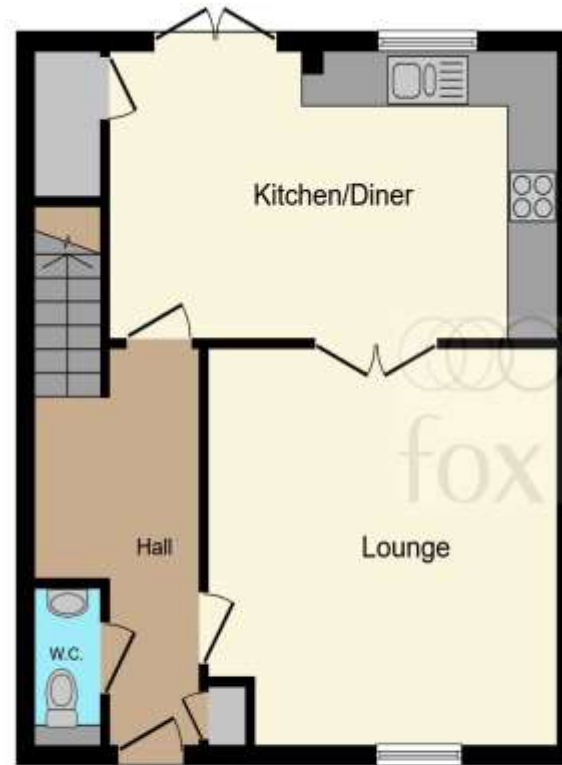
welcome to

Enterprise Avenue, Tiverton

- Semi Detached Three Bedroom Home
- Tucked away position
- Beautiful Open Plan Kitchen/Diner
- Cloakroom
- Rear Enclosed Garden

Tenure: Freehold EPC Rating: B

£350,000



Ground Floor



First Floor

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

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