



Braid Drive, Tiverton EX16 4FQ


fox & sons

welcome to

Braid Drive, Tiverton

An extremely well presented two bedroom home located on the edge of Tiverton. In brief the accommodation includes a modern kitchen with integrated appliances. A spacious lounge/diner with doors to the garden. Two bedrooms, master with an en-suite shower room. Off road parking & garden. NO CHAIN.

Description

Located within a cul de sac on the popular Braid Park development which lies on the edge of Tiverton you will find this lovely home. This mid terrace home is ideal for first time buyers or investors.

On entering the property, you are greeted by a hallway with storage cupboard housing the central heating boiler. There is an opening to the modern kitchen, which is well equipped. To the rear is the lounge/diner which has under stairs storage. Patio doors lead out to the rear enclosed garden, with hills in the distance. Completing the downstairs accommodation is a cloakroom.

Upstairs you will find two double bedrooms, the master bedroom with an en-suite shower room and built in cupboard. Double aspect windows can enjoy the far-reaching views over Knightshayes and beyond.

The second bedroom is front aspect and is serviced by a family bathroom.

Externally this property has a rear enclosed garden, with a seating area and grassed area. There is a pathway which leads to the parking and a further garden area where you will find a wooden shed. This property is offered to the market with no onward chain and benefits from the remainder of the new homes warranty.

Entrance Hall

Door to front. Storage cupboard, radiator.

Cloakroom

Wash hand basin, WC, radiator.

Kitchen

8' x 6' 1" (2.44m x 1.85m)

Double glazed window to front. The kitchen has a range of wall and base units with work surfaces over, stainless steel sink and drainer, tiled splash back, gas hob with extractor fan, electric oven, built in fridge/freezer, dishwasher and washing machine.

Lounge/Diner

12' 10" x 16' 7" (3.91m x 5.05m)

Double doors to the rear. Under stairs storage, two radiators.

Landing

Stairs from the ground floor. Doors to all rooms, loft access.





Bedroom One

12' 10" x 8' 6" Max (3.91m x 2.59m Max)

Two double glazed windows. Storage cupboard, decorative panelling, radiator, door to en-suite.

En-Suite

Wash hand basin, WC, Shower cubicle, radiator, extractor fan.

Bedroom Two

12' 9" x 7' 11" (3.89m x 2.41m)

Two double glazed windows to front. Decorative panelling, radiator.

Bathroom

Wash hand basin, WC, bath, radiator, extractor fan.

Rear Garden

To the rear of the property there is an enclosed rear garden with a patio area, steps down to a lawn area, access to the front garden.

Parking

Off road parking for two cars.

Services

Mains electric, gas, water and drainage.

Council Tax Band B

Office Hours

Monday - Friday 9am- 5.30pm

Saturday- 9am- 2pm

Sundays - Closed



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welcome to

Braid Drive, Tiverton

- Mid Terrace Home
- Modern Kitchen with integrated appliances
- Lounge/Diner
- Master Bedroom with En-Suite
- Rear Enclosed Garden with side access

Tenure: Freehold EPC Rating: B

guide price

£250,000



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.localagent.com

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Property Ref:
TVT105710 - 0002

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