



8 Champion Way, Tiverton, EX16 4FH

Freehold

Asking Price £300,000

Council Tax Band - C

This immaculately presented property offers contemporary elegance and versatile living spaces making it perfect for modern lifestyles.

At the front of the property, there is allocated parking for two vehicles whilst the rear garden is designed for low maintenance enjoyment and features a level paved patio ideal for entertaining with raised flower beds and the additional side garden has a raised seating area, artificial lawn and outdoor power point. The ground floor comprises a welcoming entrance hallway with stylish wood effect LVT flooring, a cloakroom along with a bright lounge which has a front facing window, media points and a storage cupboard. The spacious kitchen/diner boasts integrated appliances, a rear-facing window, and double doors leading to the garden, blending functionality with style. Upstairs, the principal bedroom features dual rear facing windows, garden views and an ensuite. The first floor also includes a stylish family bathroom with a panelled bath with mains fed shower over, a well proportioned second bedroom and a bright third bedroom both with front facing windows.

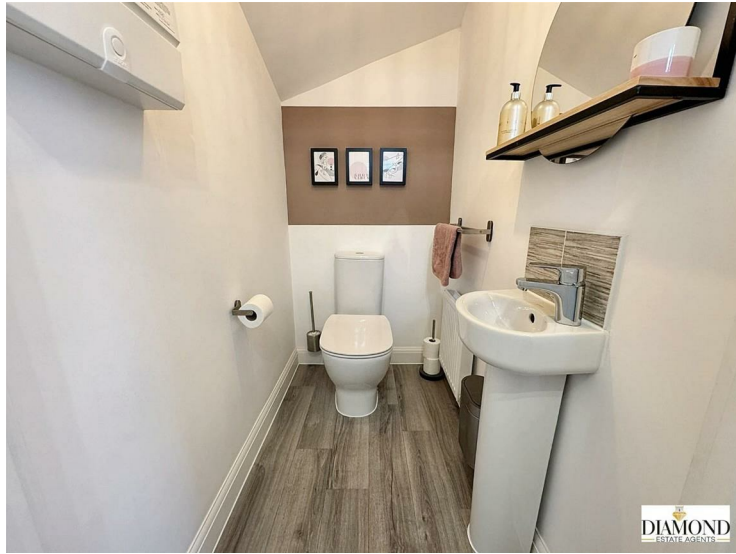
The property benefits further from uPVC double glazed windows and doors and gas central heating and also the remaining 5 years of an NHBC warranty certificate for your piece of mind.

Braid Park is in a prime spot opposite Tiverton Golf Club, offering easy access to the Grand Western Canal or Tiverton town centre, schools, and amenities with the world renowned Blundell's Public School located within a short walk as well as Tiverton Parkway mainline railway station offering direct links to London Paddington along with junction 27 of the M5 leading to Exeter City airport.

Entrance Hallway

The entrance hallway provides a warm welcome, complete with a radiator, stairs rising to the first floor accommodation, telephone point, stylish wood effect LVT flooring and doors leading to:

Cloakroom



Elegantly finished with a low level WC, pedestal wash hand basin, tiled splashbacks, radiator, extractor fan and continuation of the LVT flooring.

Lounge



A bright and comfortable living space with a front facing window, radiators, media and telephone points and a useful storage cupboard. A door leads through to

Inner Lobby

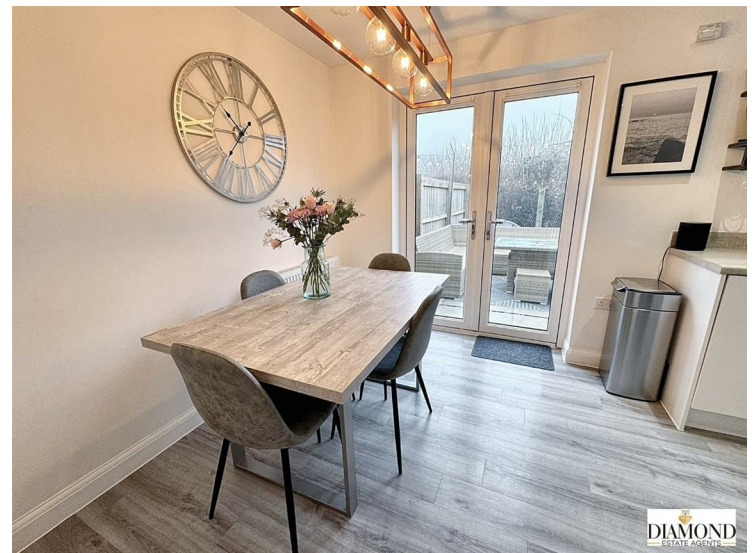
With stairs rising to the first floor, a radiator, and a door into:

Kitchen Area



A beautifully appointed and spacious room featuring a rear facing window and double doors that open onto the garden and patio. The kitchen is fitted with a range of base cupboards and drawers with rolled edge worktops. There are integrated appliances including an electric oven, gas hob, dishwasher and washing machine along with a space for a fridge freezer. The kitchen is further complimented by a stainless steel splashback, an extractor hood, wall mounted cupboards (one housing the Ideal Logic gas combi boiler) and there is wood effect LVT flooring throughout.

Dining Area



With radiator and French doors leading to the garden and a continuation of the LVT flooring

First Floor Landing



With stairs rising from the ground floor, the landing includes an airing cupboard and doors leading to:

Bedroom One



A generously proportioned main bedroom with dual rear facing windows offering garden and rooftop views. This room features a radiator, a hanging area and door to:

Ensuite



A contemporary shower room with a side facing window, a low step double shower cubicle with a Mira electric shower, pedestal wash basin, low level WC, heated towel rail, tiled splashbacks, shaver point, extractor fan and wood effect flooring.

Bedroom Two



A well-proportioned double bedroom with a front-facing window and radiator.

Bedroom Three



A bright and airy third bedroom with a front facing window and radiator.

Bathroom



A welcoming contemporary space perfect for unwinding in after a long day. Fitted with a modern white suite comprising white panelled bath with mains fed shower over, glass shower screen and tiled surrounds. There is a low level WC, pedestal wash hand basin with tiled splashbacks, heated towel rail, extractor fan and wood effect flooring.

Outside



At the front of the property, there is allocated parking for two vehicles. The rear wrap around garden is thoughtfully designed for ease of maintenance, featuring a level layout with a paved patio area, ideal for entertaining or enjoying the afternoon and evening sunshine. Raised flower beds add charm, while a side garden offers a raised seating area with an artificial lawn, outside tap and outdoor power point for added convenience.

This immaculately presented property combines practicality with contemporary elegance, offering versatile living spaces ideal for modern lifestyles.

Services

On the Braid Park development, property owners are liable for an annual management charge of £237.59 for the maintenance of the communal grounds.

The property has mains gas, electric, water and sewage.

Approx Broadband Speeds: Superfast 80 Mbps - Ultrafast 1000 Mbps - Buyers are advised to make their own enquires for the fastest speed provider. Mobile Signal in the area provided by EE, O2, Three, Vodafone.

What3words

///chromatic.sung.frozen

Agent's Notes



VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

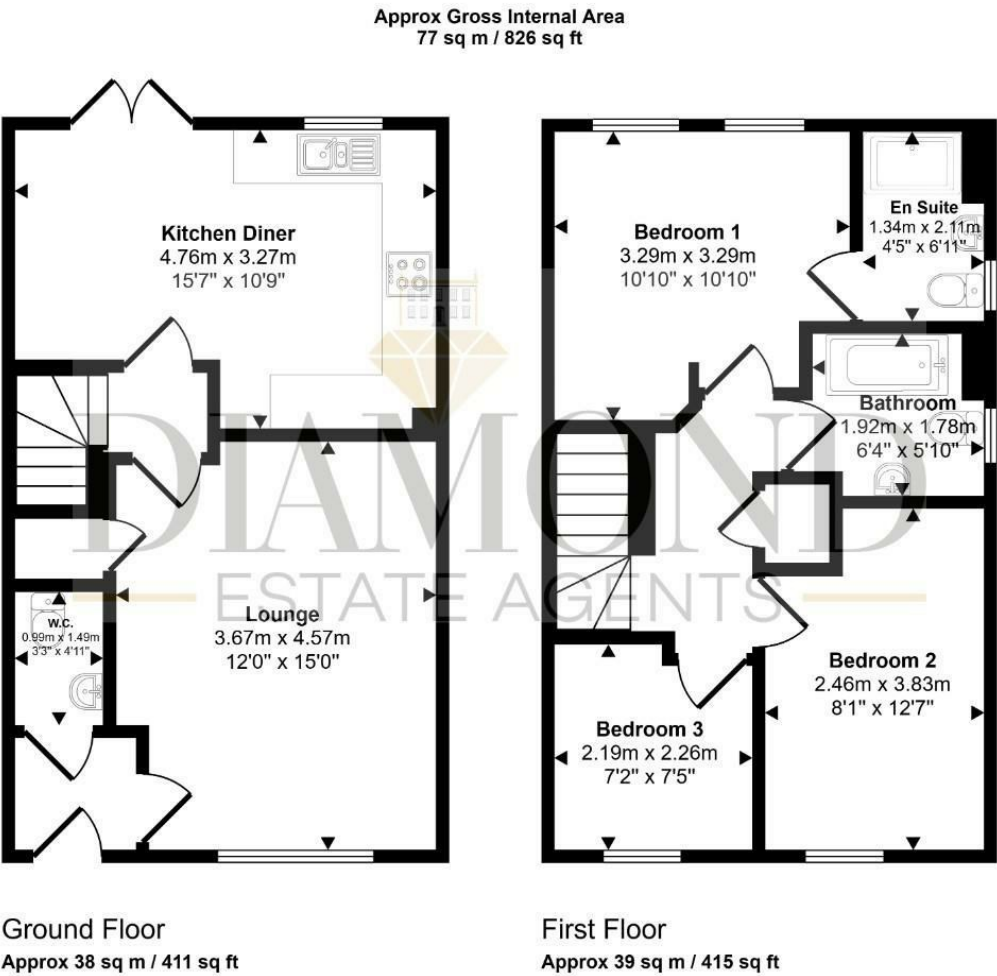
We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for recommending you to them.

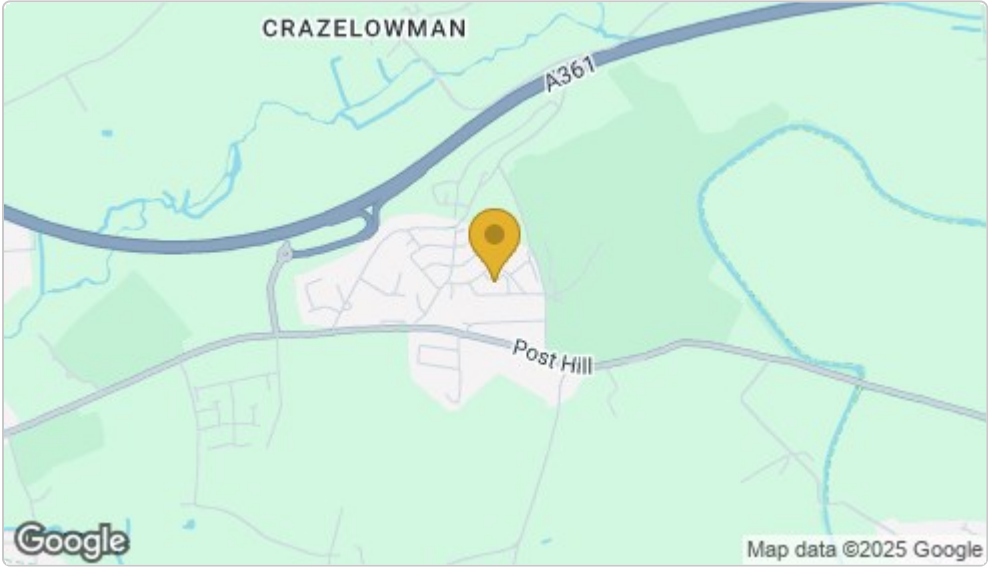
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Floor Plan

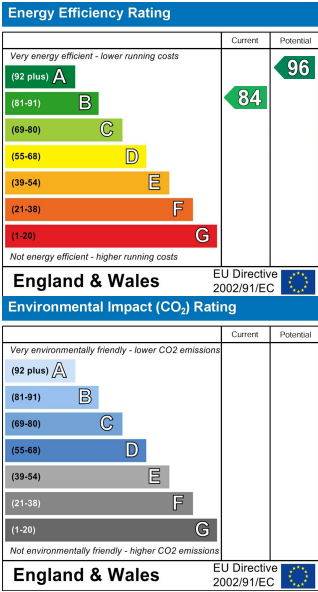


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.