



25 Champion Way, Braid Park, Tiverton, Devon, EX16 4FH

Council Tax: E Freehold

Asking Price £535,000

A rare opportunity to acquire a stunning David Wilson "Holden" design home in the sought after Braid Park development, just off Post Hill. This beautifully presented four bedroomed, three bathroomed detached residence offers luxury, space and convenience whilst being within easy reach of Blundell's School, Tiverton Golf Club and excellent transport links.

The property boasts a spacious lounge with a bay window, bespoke media unit and feature bar area, alongside a versatile second reception room being ideal as an office or snug. The impressive open plan kitchen/diner is fitted with premium integrated appliances, a pantry style cupboard and French doors opening onto a beautifully landscaped southwest facing rear garden with extensive patio areas. A separate utility room adds practicality for family living.

Upstairs, the luxurious primary bedroom suite benefits from built in wardrobes and a modern ensuite shower room, while three further bedrooms provide ample space for family living. A contemporary family bathroom completes the first floor accommodation.

Externally, the property offers driveway parking for three cars, a garage with power and an EV charging point with the rear of the garage having been converted and is currently being used as a playroom / guest room but has been used as an office in the past. Additional features include an ADT alarm system and heating thermostats.

This exceptional home offers a perfect balance of style and functionality in a prime location. Viewing is highly recommended to appreciate the accommodation on offer.

- Remainder of NHBC Warranty
- Stunning David Wilson "Holden" design home in the sought-after Braid Park development.
- Spacious lounge with bay window, bespoke media unit, and stylish feature bar area.
- Versatile second reception room—ideal as an office, playroom, or snug.
- Impressive open-plan kitchen/diner with premium integrated appliances and pantry-style cupboard.
- French doors leading to a beautifully landscaped southwest-facing rear garden with extensive patio areas.
- Luxurious primary bedroom with built-in wardrobes and a modern en-suite.
- Three further well-proportioned bedrooms and a contemporary family bathroom.
- Driveway parking for three cars, garage with power, and EV charging point.
- Within close proximity to the renowned Blundell's School, Tiverton Golf Club and convenient transport links



An Exceptional David Wilson "Holden" Design Home

Positioned in the highly sought after Braid Park development, just off Post Hill, this beautifully appointed four bedroomed, three bathroomed detached family home offers an exquisite blend of modern luxury and practicality. Within close proximity to the renowned Blundell's School, Tiverton Golf Club and convenient transport links, this residence is ideal for discerning buyers seeking both elegance and accessibility.

Entrance Hallway

A welcoming space featuring premium wood effect LVT flooring, which extends seamlessly through the lounge, kitchen/diner, utility and cloakroom. A radiator, telephone point and staircase to the first floor landing complement the area with doors leading to principal rooms.

Second Reception Room/Office

Overlooking the front garden, this versatile room benefits from a large window, radiator, telephone point and offers an ideal space for home working or a snug.

Lounge

A stylish and sophisticated living area with a feature bay window to the front aspect, creating a bright and inviting ambiance. The room boasts a built in display unit housing a media station, modern electric fire with wooden mantle and deep storage shelving. A bespoke bar area with

glass display shelving and under shelf lighting adds a touch of luxury, making this the perfect space for entertaining.

Cloakroom

Thoughtfully designed with a window to the side aspect, radiator, low level WC and pedestal wash hand basin with tiled splashback. A generous under stairs storage cupboard with power provides additional practicality.

Kitchen/Diner

A stunning open plan space fitted with a range of contemporary base and wall mounted units with wood effect worktops, a glass splashback along with premium integrated appliances including a five ring AEG gas hob, AEG double electric oven, grill, fridge freezer and dishwasher. A pantry style cupboard enhances storage options. The dining area easily accommodates an eight seater table and features a bay area with triple aspect views of the rear garden. French doors provide seamless access to the patio offering a picturesque outlook.

Utility Room

Matching the kitchen in design, this well equipped space includes a range of base units, a single drainer sink with mixer tap, integrated washing machine and space for a tumble dryer. A door leads to the rear aspect.

Gallery Landing

A spacious landing with a loft hatch, side aspect window and airing cupboard housing the hot water tank with slatted shelving. Doors lead to

all bedrooms and the family bathroom.

Primary Bedroom

A luxurious retreat featuring a front aspect window, triple and double built in wardrobes with hanging rails and shelving and a radiator. The room also benefits from a television and telephone point.

Ensuite

A sleek, modern suite comprising a low step double shower cubicle with thermostatic shower, pedestal wash hand basin, low level WC, heated towel rail and wood effect flooring. A side aspect window and extractor fan complete the space.

Second Bedroom

A generously sized double bedroom with dual front aspect windows, radiator and built-in wardrobe with hanging rail and shelving.

Bedroom Three

Enjoying delightful rooftop views, this well proportioned bedroom features dual rear aspect windows, a radiator and boasts a triple built in wardrobe.

Bedroom Four

Overlooking the rear garden, this bright and airy room benefits from a built in wardrobe with hanging rail and shelving as well as a radiator.

Family Bathroom

A contemporary suite featuring a deep panelled bath with central mixer tap, tiled splashback, low level WC, pedestal wash hand basin, low step



shower cubicle with thermostatic shower, extractor fan and heated towel rail. The space is complemented by wood effect flooring and a rear aspect window.

Garage (front half)

An up and over door, power and lighting. There is also storage to the eaves.

Office/Playroom (second half of garage)

With a rear-aspect window, double doors leading out to the rear garden, power, and lighting, this additional space offers great flexibility.

South west facing Rear Garden

A meticulously landscaped outdoor space featuring an extensive patio area, perfect for entertaining and enjoying the sunshine. A second patio area captures the morning sun, while the garden is enclosed by fencing and a wall. Additional highlights include an external power point, outside tap and a gated side access leading to the driveway.

Driveway

Offering ample space for three vehicles and leading to the garage. The property also benefits from an electric vehicle charging point, a storage shed and a dedicated bin store.

Additional Features

The property benefits from an ADT alarm system. The heating thermostat controls are in the hallway as well as in the primary bedroom

Excellent transport links with easy access to the M5, Tiverton mainline station and Exeter Airport

This beautifully presented home offers an

outstanding opportunity to acquire a high specification property in one of Tiverton's most desirable locations.

Services and Maintenance Charges

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

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Agents 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.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92 plus) A	85	93	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

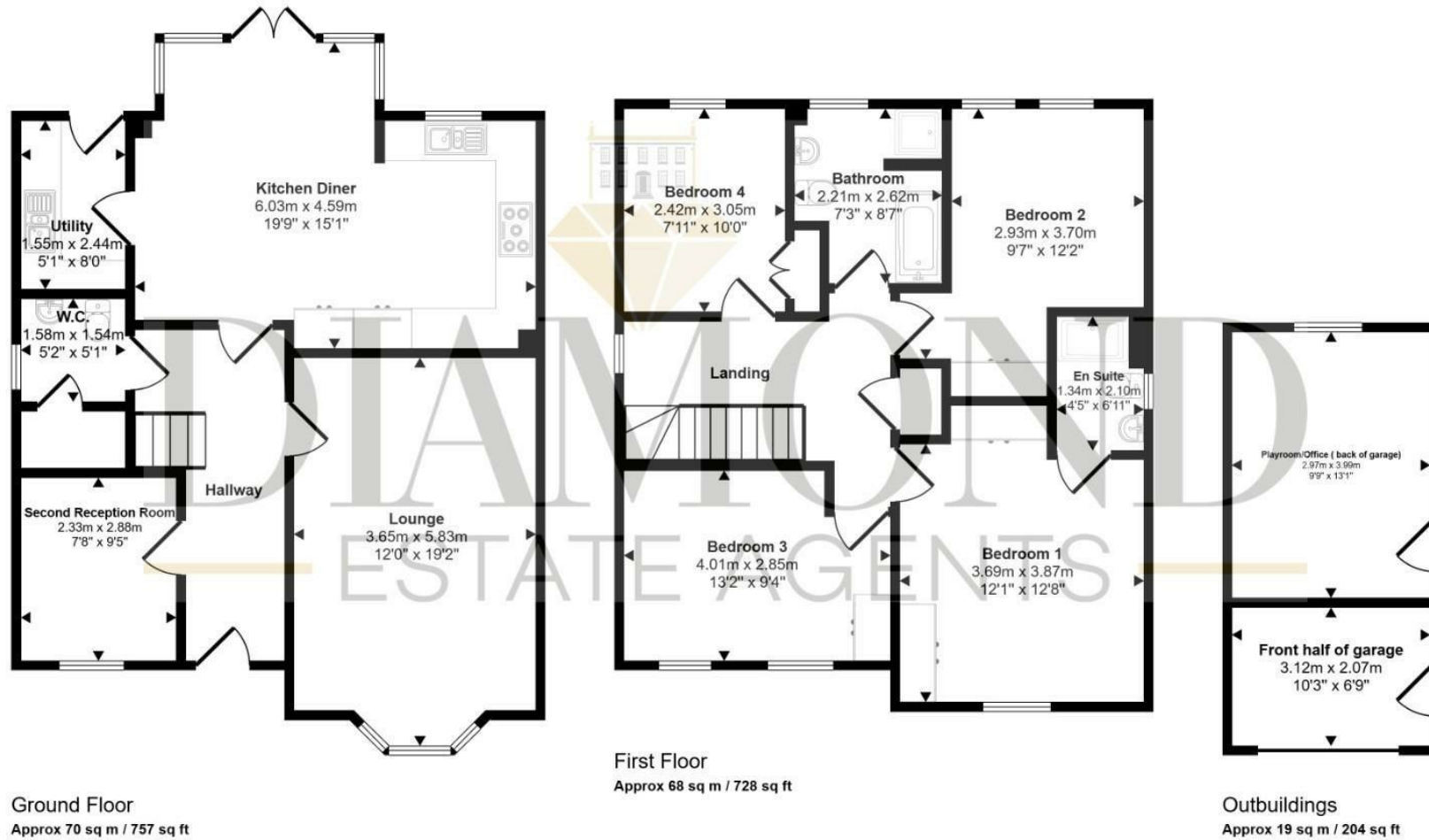


For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should 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.





Approx Gross Internal Area
157 sq m / 1688 sq ft



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.