



57 Enterprise Avenue, Tiverton, EX16 4FP

Freehold

Asking Price £327,955

Council Tax Band - D

Located in the sought-after Braid Park, opposite Tiverton Golf Club, this beautifully presented three-bedroom home offers modern living with extensive upgrades over the standard specification. Ideally positioned, it provides easy access to the Grand Western Canal, Tiverton town centre, and excellent schools, including the world-renowned Blundell's School. Commuters will benefit from Tiverton Parkway mainline station (direct links to London Paddington) and Junction 27 of the M5, offering swift access to Exeter City Airport.

This stylish, low-maintenance home features a spacious, upgraded kitchen/diner with additional worktop space, integrated appliances, and double doors leading to the landscaped rear garden. A versatile utility/office, contemporary lounge with a built-in media unit, and three well-proportioned bedrooms, including a primary suite with ensuite shower room, provide ample space. The northwest-facing rear garden is perfect for entertaining, with a large patio and artificial lawn.

Perfect for families and professionals, this home combines modern design, convenience, and practicality while benefiting from the remainder of the NHBC warranty.

Welcome to this beautifully presented three-bedroom home, perfectly situated in the desirable Braid Park development. Offering a modern design with practical living, this home is ideal for families and professionals seeking style, comfort, and convenience, while also benefiting from the remainder of the NHBC warranty for added peace of mind.

Positioned near Tiverton Golf Club, this property enjoys easy access to the Grand Western Canal, local schools, shops, and amenities. The prestigious Blundell's School is just a short walk away, while Tiverton Parkway mainline railway station provides direct links to London Paddington. The nearby M5 (Junction 27) ensures swift connections to Exeter and beyond.

This home has undergone numerous upgrades over the standard specification, including a newly designed kitchen, which provides significantly more worktop space than the standard layout.

Approach



The property is approached via a paved path leading from the allocated parking spaces. The front garden has been designed for low maintenance, finished with slate shingles and ornate metal railings.

Entrance Hallway

Inside, the entrance hallway showcases the high-quality finish of the home, featuring luxury grey ceramic Nova tiled flooring throughout the ground floor. The hallway also includes a large double storage cupboard housing the gas combi boiler, a radiator, stairs to the first floor, and doors to

Cloakroom



Fitted with a modern white suite, including a low-level WC, wash basin with tiled splashback, radiator, and extractor fan.

Utility/Office



A versatile room upgraded by the current owners, featuring a worktop, storage, and space for a tumble dryer and fridge. Additional benefits include a window to the front aspect, radiator, and telephone points.

Kitchen/Diner/Family Room



This stunning extended space offers plenty of additional worktop space and abundant storage. The kitchen is fitted with a range of base and wall units, integrated washing machine, dishwasher, fridge freezer, four-ring gas hob, and electric oven. The brick-style tiled

splashback, under-cupboard lighting, and inset spotlights create a sleek, modern finish. The dining area benefits from double doors leading to the rear patio and matching side windows, along with media points, a radiator, and an under-stairs storage cupboard.

First Floor Landing

The first-floor landing provides access to

Lounge



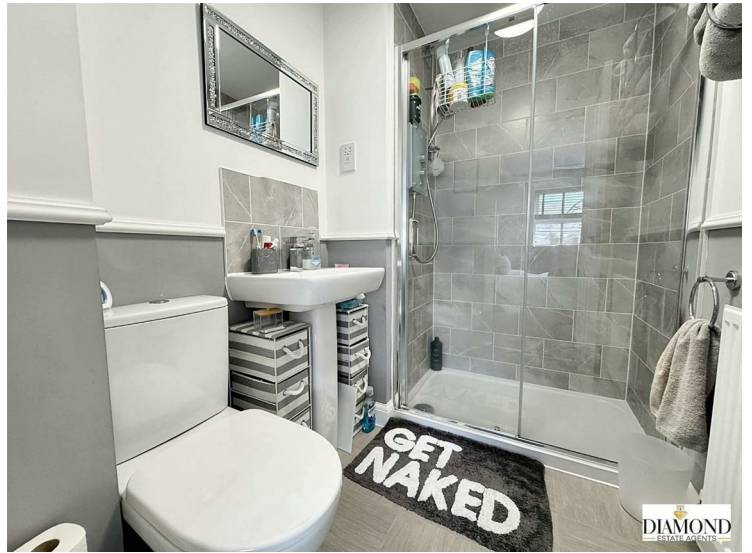
This spacious lounge features dual windows to the front aspect and a radiator. The main focal point of this stylish room is the built-in media unit, complete with storage cupboards, an inset modern electric fire, and space for a wall-mounted television.

Bedroom One



A well-proportioned double bedroom, with a large window overlooking the rear garden, radiator, and individually controlled thermostat.

Ensuite

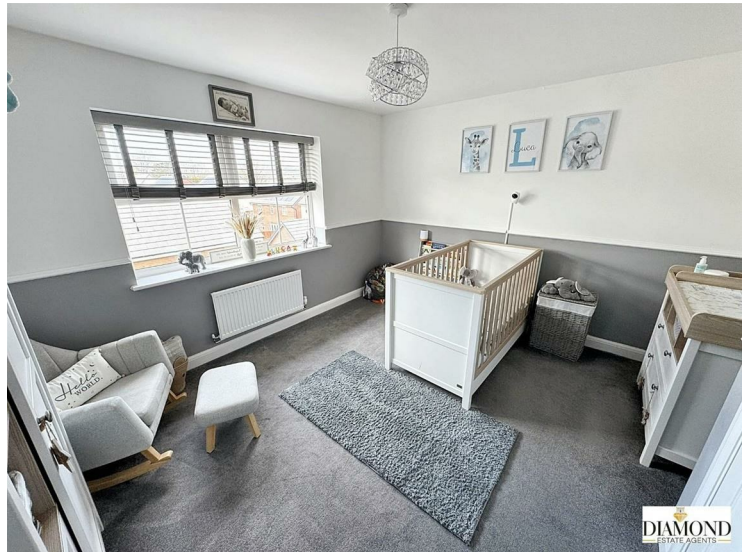


A modern white suite, including a low-step double shower cubicle with Mira Azura electric shower, a wash basin, low-level WC, tiled splashback, radiator, extractor fan, shaver socket, and tile-effect vinyl flooring.

Second Floor Landing

The second-floor landing includes a radiator, loft hatch, upstairs storage cupboard, and doors to

Bedroom Two



A spacious double bedroom with a large window to the rear aspect, offering rooftop views of the countryside, and a radiator.

Bedroom Three



A bright and airy double bedroom, featuring dual windows to the front aspect and a radiator.

Bathroom



Fitted with a modern white suite, including a deep panel bath with mixer tap and mains thermostatic shower over, glass shower screen, wash basin with mixer tap, low-level WC, tiled splashback, tile-effect vinyl flooring, extractor fan, and radiator.

Outside



The northwest-facing rear garden has been beautifully landscaped, designed for low maintenance and maximum enjoyment. A large patio area provides the perfect setting for entertaining and enjoying the afternoon and evening sunshine. Additional features include multiple outdoor electrical points and a water tap. Sleeper steps lead to an upper garden area, laid with artificial grass, complete with a storage shed, bin store, and gated side access leading to the front of the property. The garden is fully enclosed by wooden fencing for privacy.

This impressive home offers an upgraded specification, generous living space, and a prime location near top schools, transport links, and countryside walks.

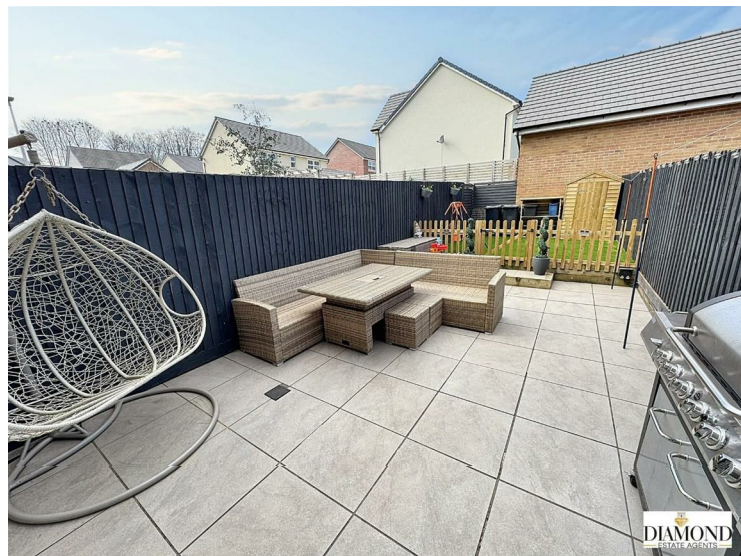
Services

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



any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

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.

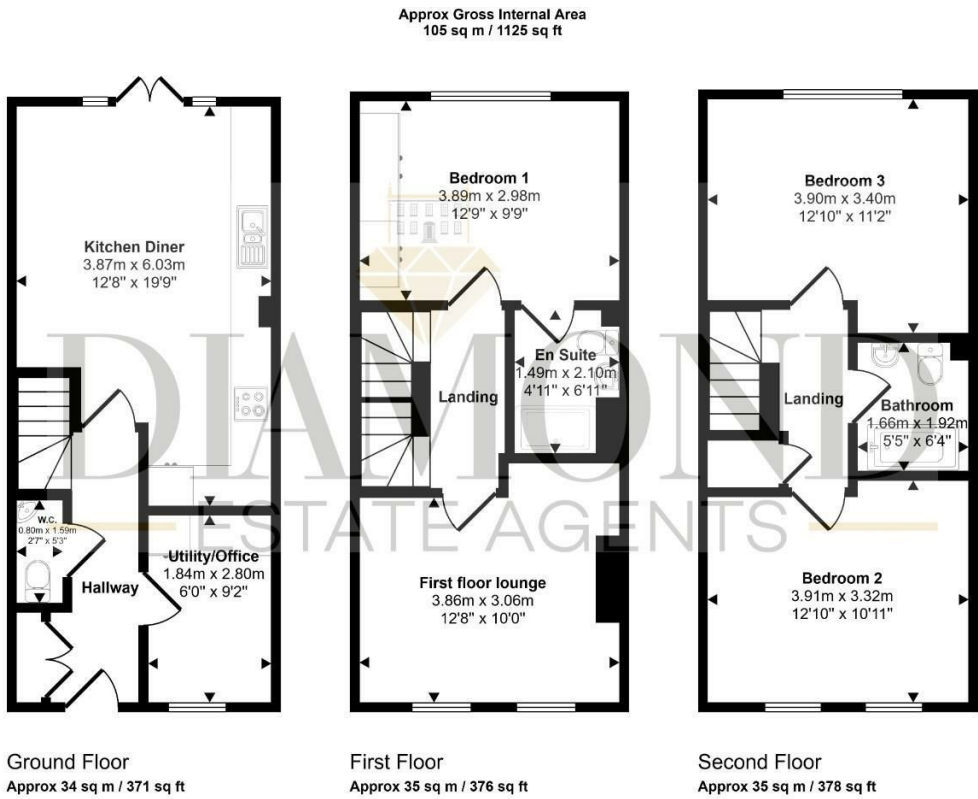
We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit 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.

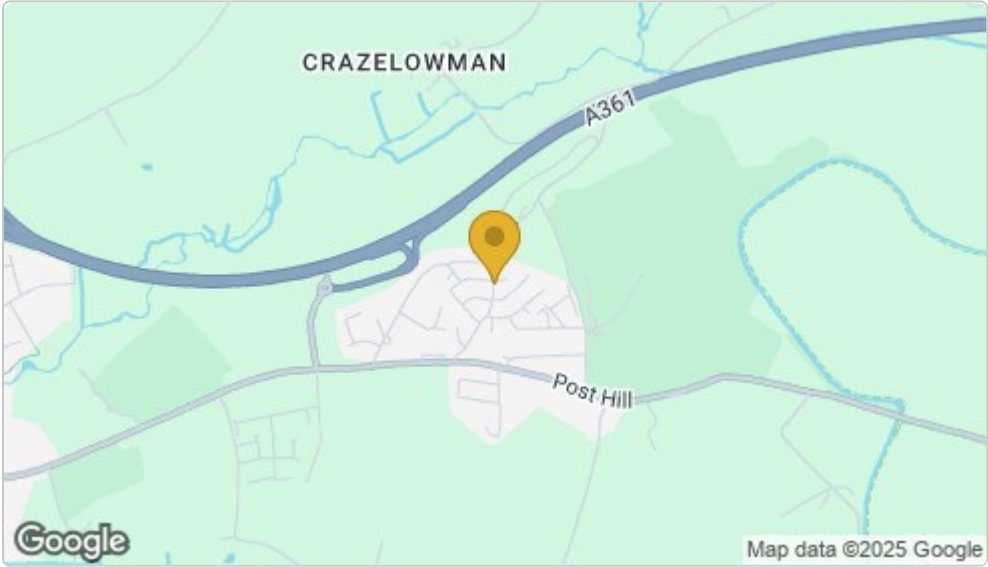
You are not under any obligation to use the services of

Floor Plan

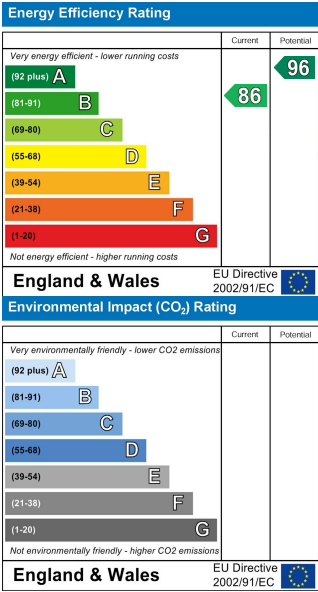


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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