



1 Sandy Place, Braid Park, Tiverton, EX16 4FN

Price £489,995

Council Tax: E    Freehold



Situated in Sandy Place, Braid Park Tiverton, this highly desirable David Wilson built four double bedroom detached family home presents an exceptional opportunity for family living enjoying stunning outdoor space with walks and parks nearby.

Upon entering, you are welcomed by a light and airy entrance hall leading to a generous lounge. The heart of the home is undoubtedly the contemporary kitchen/breakfast/dining room, which boasts ample storage and worktop space. Patio doors lead out to a beautifully landscaped garden with impressive lighting that is perfect for entertaining, creating a seamless transition between indoor and outdoor living. Additionally, the ground floor includes a utility room and cloakroom for added convenience and an adjoining integral garage, which offers excellent potential for conversion into extra living space or a home office.

Venturing upstairs, you will find four well-proportioned double bedrooms, providing ample accommodation for the entire family. Bedroom one serves as a private retreat, complete with its own en-suite bathroom and dressing area, ensuring luxury and privacy. The remaining bedrooms are spacious and versatile, easily adaptable to meet various family needs.

The outdoor space has been thoughtfully designed to create a private haven, featuring a patio area ideal for hosting gatherings or enjoying al fresco dining and large parties, alongside a grassy area perfect for children to play or for quiet relaxation. The property also benefits from off-road parking for multiple vehicles, conveniently located at the end of a private road.

This home is ideally situated near a variety of local amenities, including shops, schools, and the esteemed Tiverton Golf Course. With excellent transport links, such as Tiverton Parkway (J27) and the M5 motorway situated off the North Devon link road leading to Paddington London or Exeter City.





#### Entrance

Offering a composite entrance door and lighting leading to

#### Entrance Hall

Offering spindle balustrade stairwell leading to the first floor landing with luminated storage space under, LVT flooring, touch lighting, radiator and doors leading to

#### Sitting Room

A light and airy reception room with t.v. and telephone point, bay fronted window uPVC double glazed windows to front aspect and two radiators with touch lighting.

#### Kitchen/Breakfast/Dining Room

The main focal room of the family home offering a wide range of cupboards and drawers under a square edge laminate worktop with matching upturn and matching eye level cupboards with LVT flooring, induction hob with stainless steel chimney style cooker hood above, integrated dishwasher and fridge/freezer, recycling drawer, built in double oven, inset spot lighting, touch lighting with uPVC French doors and windows providing stunning views over looking and leading out onto the landscaped rear garden. Open plan area for dining table and chairs with radiator leading to utility room.

#### Utility Room

Continuing with the same style of kitchen fittings offering a wide range of cupboards under the square edge laminate worktop with matching upturn and matching eye level cupboards, space and plumbing for tumble dryer with integrated washing machine, spotlight fixing and composite entrance door overlooking and leading to the rear garden .

#### Cloakroom

A white suite comprising of a close coupled low-level w.c., pedestal wash hand basin with mixer tap, radiator, LVT flooring, spotlight fixing and extractor fan.

#### Garage

A spacious integrated garage offering light and power with up and over door to front and internal door leading to entrance hall offering potential to create an additional living space if required.

#### First Floor Landing

An L-shaped landing space with spindle balustrade stairwell, offering radiator, touch lighting with inset spotlighting, loft hatch leading to attic space and cupboard housing immersion tank.

#### Bedroom One

A spacious double bedroom

that is light and airy with two large UPVC double glazed windows to front aspect, offering space for a dressing area and open wardrobe with radiator inset spotlighting, feature panelled walls and door leading through to.

#### Ensuite Shower Room

Offering a white suite comprising of a double shower cubicle with mains shower and glass screen sliding doors, close coupled low-level w.c., pedestal wash hand base with mixer tap, white towel radiator, part tiled, shaver point, extractor fan, inset spot lighting, uPVC double glazed windows to side aspect with LVT flooring.

#### Bedroom Two

A double bedroom offering radiator and uPVC double glazed windows to rear aspect overlooking rear garden.

#### Bedroom Three

A double bedroom offering a featured panelled wall with radiator and uPVC double glazed windows to front aspect and touch lighting.

#### Bedroom Four

A double bedroom offering radiator with inset spotlighting and touch lighting, uPVC double glazed windows to rear aspect.

#### Family Bathroom

A spacious family bathroom comprising a panelled bath



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with mixer tap and tiled splashback, pedestal wash hand basin with mixer tap, close coupled low-level w.c., splashback and mirror featured wall, double shower cubicle with mains shower with glass screen sliding doors, LVT flooring, inset spotlighting, extractor fan and uPVC double glazed windows to rear aspect.

#### Rear Garden

Landscaped to a high standard and now a focal point of the property the large corner plot rear garden is ideal for entertaining or family enjoying outdoor space twelve months of the year. Offering a stunning patio area ideal for a hot tub and parties with outside tap and further raised suntrap step up patio area ideal for alfresco dining or BBQ area, area laid to lawn with shingle stone and play area, illuminated seating area, outside tap and store shed with doors leading to utility room and French doors leading to kitchen/breakfast/dining room with external various power points, including power for hot tub and isolation. The boundary lines are enclosed with timber fencing and wired fencing providing a service path separating the hedge line for the lowered new build site being erected that we understand will be roof level and in line with the garden level to the side.

#### Front Garden

Offering a large block paved area to the front with hardstanding for 2/3 vehicles leading to the garage door with shingle stone area and pathway leading to the entrance door and side gate. There is further visitor parking situated opposite the pedestrian path for off road parking and a service pathway is situated to the side of the garden side gate that provides access to the shrubbery.

#### What3Words

Find the property location easily with the

What3Words App using  
///gourmet.promoting.vote

#### Property Information

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

#### Mains Electric and Gas

Mains water and Sewage.

Broadband (estimated speeds)

Standard 6 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Mobile reception availability (based on calls indoors)

O2, EE, Three, Vodafone

Satellite & Cable TV Availability

BT, Sky, Virgin

#### Agent Information

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.







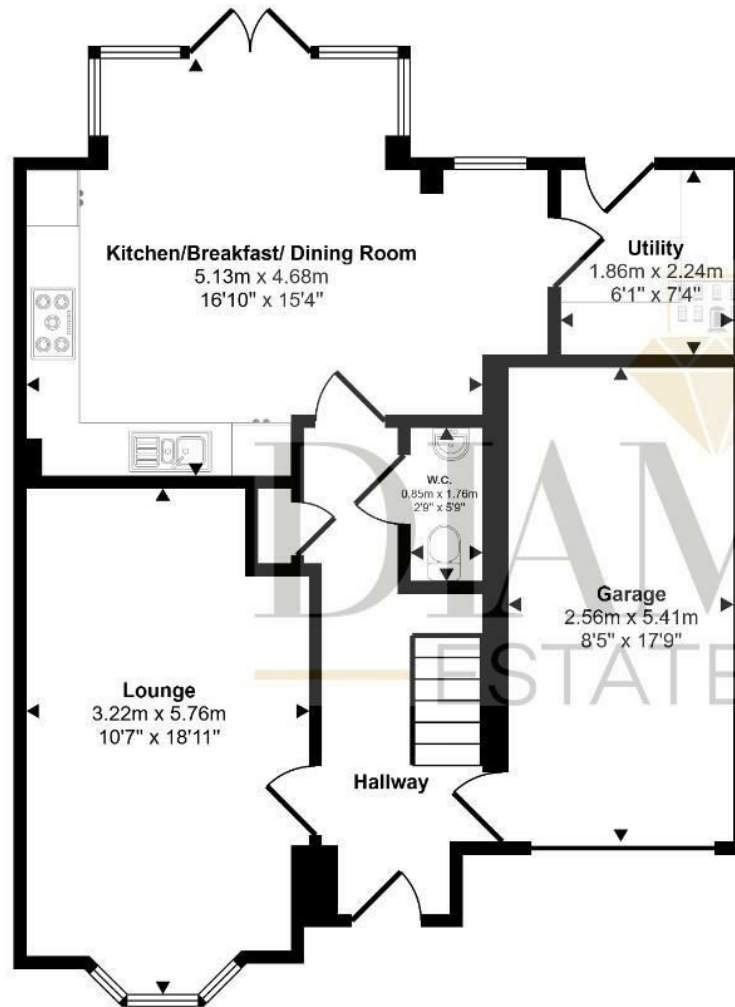
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(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 CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



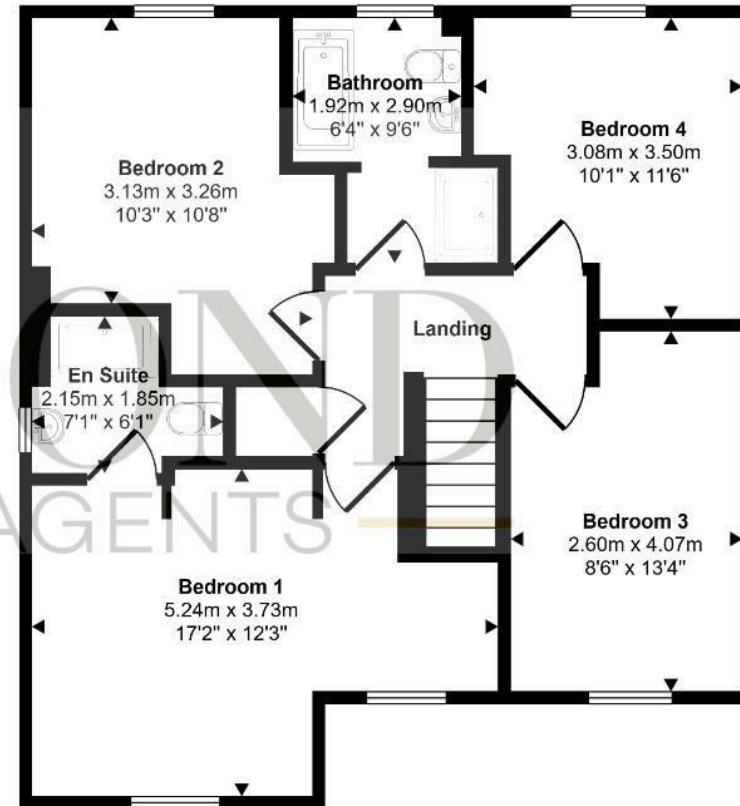
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should 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  
138 sq m / 1487 sq ft



Ground Floor  
Approx 72 sq m / 778 sq ft



First Floor  
Approx 66 sq m / 709 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.