



2 Sandy Place, Tiverton, EX16 4FN  
Asking Price £465,000

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# An immaculately presented 4 double bedroom property, in the sought after location of Braid Park with beautiful gardens, spacious living accommodation and an envious kitchen with all the mod cons! This property has the additional benefit of the remaining NHBC warranty and a high EPC rating!

## Description

When approaching this stunning property, overlooking a lovely green and with a front garden laid to lawn, fresh tarmac driveway with space for two cars, garage and white frontage with bay window, you can appreciate how well positioned it really is.

Through the front door you enter a light and bright hallway with wood effect flooring, cloakroom with WC and hand basin, storage cupboard and stairs leading to the first floor and access through to the main living areas.

The living room is a large room and has a homely feel with a feature bay window letting in lots of light and a perfect place to put the Christmas tree.

The beautiful kitchen is the social hub of the home, with white wall and base units, wood effect counter tops, integrated eye level grill and oven, induction hob with extractor fan above, single bowl sink with dishwasher below and full height fridge freezer. The dining area is a real feature to the kitchen, surrounded by windows and double doors to the garden making the space a large inviting room.

Off of the kitchen and continuing the white units with wood counter tops is the utility room that houses the boiler, space for a condensing tumble dryer, integrated washing machine and back door to the garden and side access for the property.

The first-floor landing is wide and spacious with wooden balustrades, access to the loft hatch and water tank within the landing cupboard. The family bathroom has a heated towel rail, WC, hand basin, separate bath and double shower.

The main double bedroom has built in, mirror fronted, wardrobes, two windows overlooking the front aspect of the property, floor space for freestanding furniture and an ensuite with double shower, WC and hand basin and heated towel rail.

Similar to the main bedroom, bedroom two and three both have built in wardrobes with mirrored doors, lots of light from the large windows and plenty of floor space for furniture. The fourth bedroom looks out over the rear garden and is a blank canvas ready for you to put your stamp on it.

The garden comprises of an established lawn with flower bed borders, a charming corner arbour seat is set on a raised shingle platform with railway sleepers around the edge and patio slabs are laid from the garden gate to the double doors of the kitchen.

## Position

The property sits a couple of miles outside of Tiverton which offers with a wide range of amenities including shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27. The property is very well situated for keen golfers, with the well renowned 'Tiverton Golf Club' on your doorstep! Blundells School and the Grand Western Canal are both within walking distance.

## Services, Council Tax/Tenure

All Mains Services are connected to this property.

Council Tax Band - E

Freehold

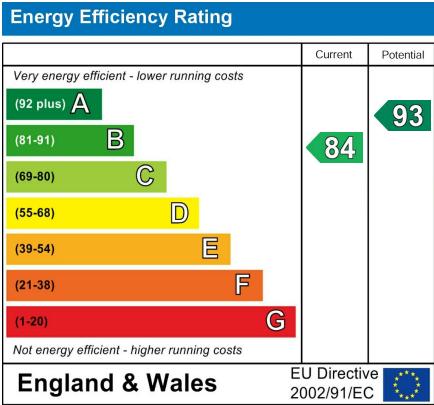
Open Space Management Fee of £237.00 Per Annum

## Sale Enquiries

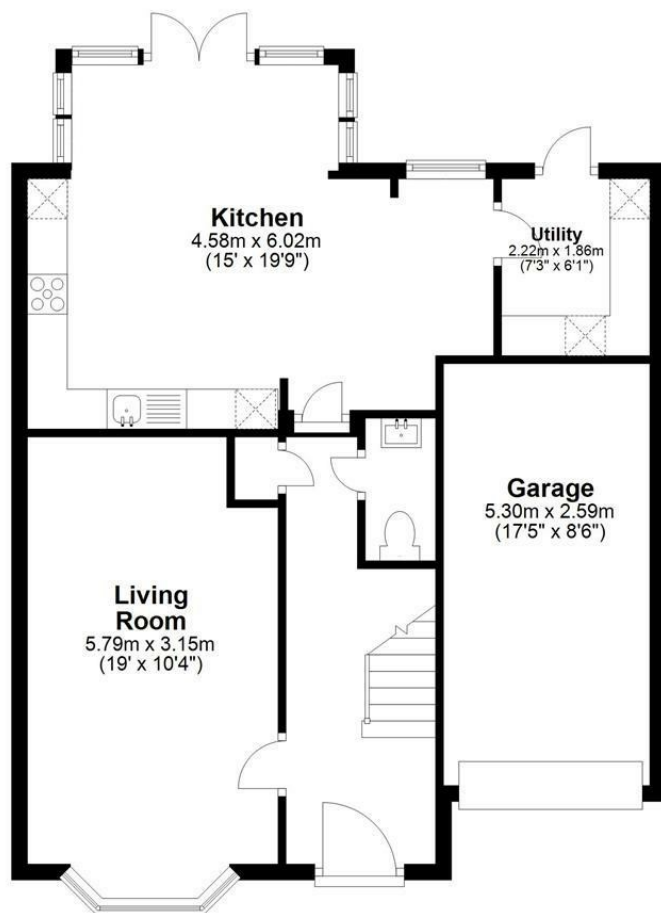
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

## Disclaimer

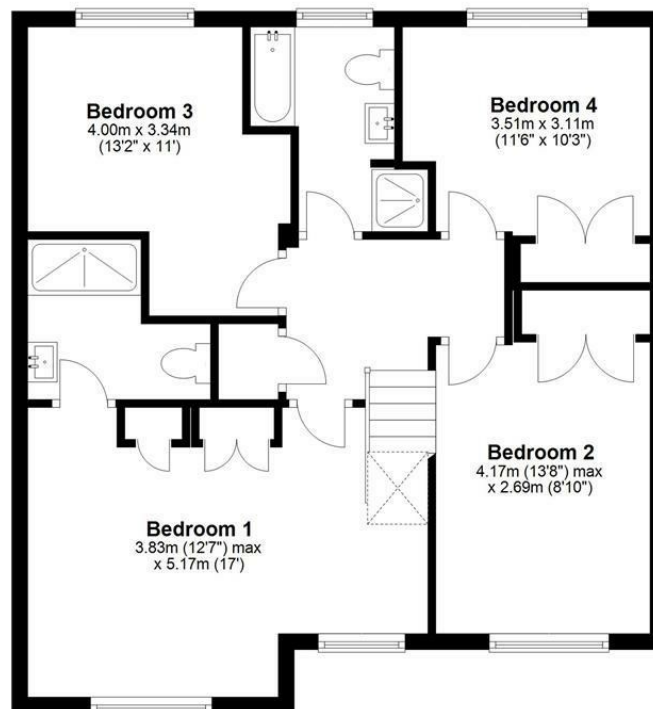
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.



## Ground Floor



## First Floor



Total area: approx. 131.3 sq. metres (1413.7 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.



