



**56 Enterprise Avenue, Tiverton, EX16 4FP**  
**£415,000**

Welden  
**Edwards**  
*Supporting your every move*

**\*NO ONWARD CHAIN\***

**A beautifully presented four-bedroom detached home in a sought-after Tiverton location, offering spacious accommodation, stylish kitchen/ diner, as well as a garage and driveway parking.**



## Description

Occupying an elevated position within a sought-after residential area of Tiverton, this beautifully presented four-bedroom detached home offers generous living space, modern interiors and a wonderfully private setting, making it an ideal choice for families and professionals alike.

The welcoming entrance hall provides an immediate sense of space and leads through to the principal reception rooms. The spacious sitting room is flooded with natural light and offers an excellent environment for both relaxing and entertaining, with patio doors opening directly onto the rear garden and creating a seamless connection between indoor and outdoor living.

At the heart of the home is the impressive kitchen/dining room, thoughtfully designed with a range of contemporary gloss-fronted units and integrated appliances including a gas hob, oven, dishwasher and fridge freezer. The generous proportions comfortably accommodate a family dining table, with additional space for informal seating if desired. A separate utility room provides further storage and laundry facilities, together with direct access to the garden.

Completing the ground floor is a convenient cloakroom fitted with a WC and hand wash basin.

On the first floor, the property offers four well-proportioned bedrooms, comprising of three doubles and a versatile fourth bedroom which would also make an ideal home office or nursery. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Outside, the rear garden provides a delightful and private outdoor space, predominantly laid to lawn with a patio area perfect for al fresco dining, summer entertaining or simply unwinding. The attached garage offers useful storage, while the driveway provides off-road parking for multiple vehicles.

Combining spacious accommodation, modern convenience and a desirable location, this attractive home presents a fantastic opportunity to acquire a property ready to be enjoyed from day one.

## Tenure, Services & Council Tax

Freehold  
Council Tax Band - E  
All Mains Connected

Approx Mobile Speeds - EE, Three, Vodafone - Likely O2 - Limited  
Ofcom Broadband Speeds - Ultrafast

Annual Management Fee approx: £288

## Sales 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](mailto:sales@weldenedwards.co.uk).

## Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of 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.

## Disclaimer

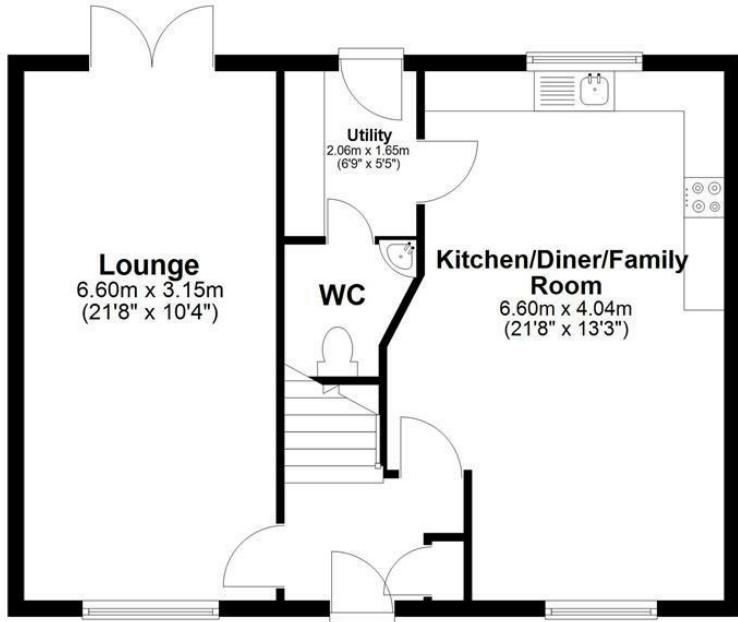
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.





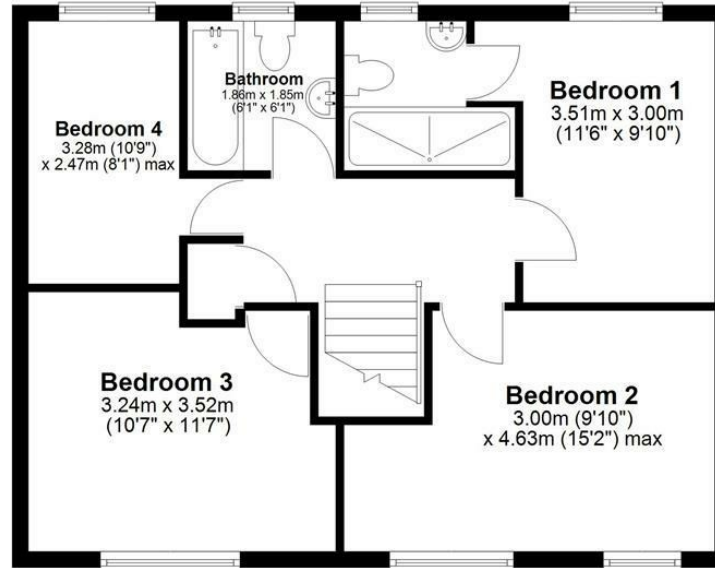
### Ground Floor

Approx. 57.7 sq. metres (620.9 sq. feet)



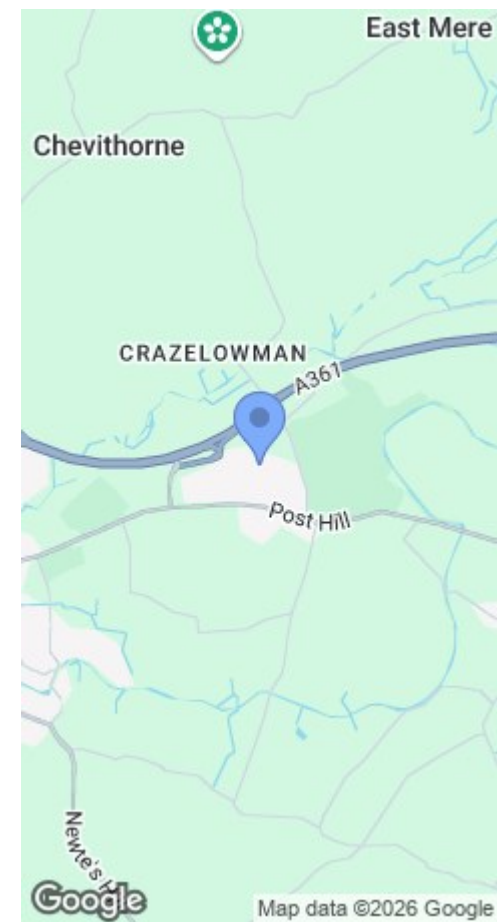
### First Floor

Approx. 56.0 sq. metres (602.4 sq. feet)



Total area: approx. 113.7 sq. metres (1223.3 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	