



**Enterprise Avenue, Tiverton EX16 4FP**

**welcome to**

## **Enterprise Avenue, Tiverton**

Located on the popular Braid Park development on the edge of Tiverton, you will find this modern three bedroom semi-detached home. Offering a modern kitchen, lounge/ diner and utility space. Ensuite shower room and a family bathroom. Rear enclosed garden and off-road parking. NO CHAIN.

### **Description**

Call Fox and Sons today to arrange a viewing of this three-bedroom home located at Braid Park in Tiverton which is offered to the market with NO ONWARD CHAIN. On the ground floor, is a lounge/diner and a modern fitted kitchen. There is also a small utility space. upstairs, you'll find three bedrooms, two doubles and a single. Bedroom one has an ensuite shower room; the other rooms are serviced by a family bathroom. Remaining NHBC warrant

### **Entrance Hall**

Door to utility and lounge, radiator, stairs to first floor.

### **Lounge**

16' 1" max x 11' 9" max ( 4.90m max x 3.58m max )  
Double glazed window to the front. Television and telephone points, radiator. Door through to kitchen/diner.

### **Kitchen/Diner**

15' max x 10' 5" max ( 4.57m max x 3.17m max )  
Double glazed window to rear with double glazed patio doors leading to the rear garden. The kitchen has a range of wall and base units with work surfaces over, one stainless steel sink and drainer, splashback, gas hob with extractor fan, electric oven, space for undercounter freezer and tall standing fridge, space for dining table and chairs, under stair cupboard, spotlights

### **Bedroom One**

8' 6" x 11' 9" ( 2.59m x 3.58m )  
Double glazed window to front. Built in wardrobes, radiator.

### **Ensuite Shower Room**

Walk in shower, WC, wash hand basin, shaver points, extractor fan, spotlights, radiator, partially tiled.





### **Bedroom Two**

8' 6" x 10' 1" ( 2.59m x 3.07m )  
Double glazed window to rear, Radiator.

### **Bedroom Three**

8' 9" x 6' 3" ( 2.67m x 1.91m )  
Double glazed window to front, radiator.

### **Bathroom**

Double glazed window to rear. WC, wash hand basin, bath with shower over, partially tiled, spotlights, extractor fan, spotlights, radiator.

### **Rear Garden**

Rear enclosed garden has a decking area, patio, lawn, outside tap, outside power points, summer house, outside shed. Access via a gate to the front parking.

### **Parking**

Allocated parking



***view this property online*** [fox-and-sons.co.uk/Property/TVT106067](http://fox-and-sons.co.uk/Property/TVT106067)



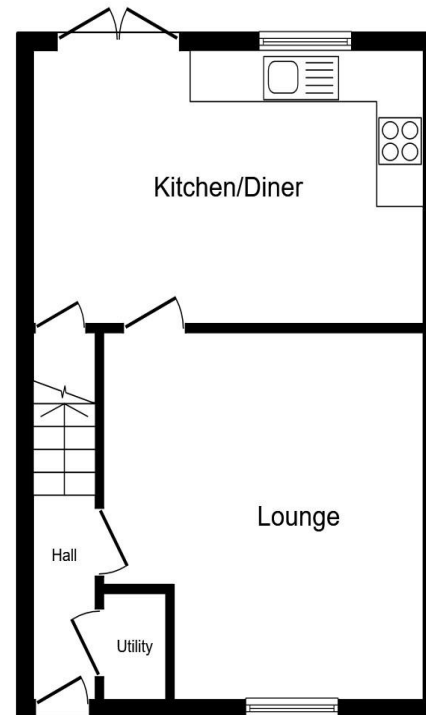
welcome to

## Enterprise Avenue, Tiverton

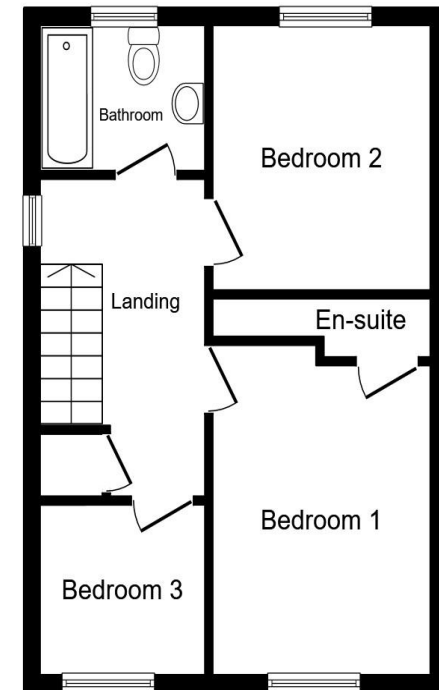
- Three Bedroom Semi Detached House
- Lounge/Diner & Modern Kitchen
- Rear Enclosed Garden
- Cloakroom & Ensuite Shower Room
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£250,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



view this property online [fox-and-sons.co.uk/Property/TVT106067](http://fox-and-sons.co.uk/Property/TVT106067)



Property Ref:  
TVT106067 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01884 256041**



[tiverton@fox-and-sons.co.uk](mailto:tiverton@fox-and-sons.co.uk)



36 Bampton Street, TIVERTON, Devon, EX16 6AH



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)