



25 Enterprise Avenue, Tiverton, EX16 4FP
Asking Price £299,950

Welden
Edwards
Supporting your every move

A spacious and well-presented three double bedroom semi detached home located on the scenic eastern outskirts of Tiverton offered with no onward chain. Features include a modern integrated kitchen with appliances, landscaped rear garden, main bedroom with ensuite, two parking spaces, countryside views, and the remainder of the NHBC warranty.



Description

The ground floor includes a modern fully integrated kitchen fitted with built-in appliances including a fridge freezer, washer dryer, dishwasher, oven, and hob. A spacious lounge/diner with patio doors opening onto the landscaped rear garden and a downstairs cloakroom with washbasin and WC.

On the first floor, there are two large double bedrooms and a family bathroom with shower. Bedroom 2 enjoys direct access to the family bathroom, effectively providing an ensuite arrangement. Bedroom 3 is also a generous double with plenty of natural light overlooking a children's play area.

The top floor is home to the large main bedroom, stretching the full depth of the house, complete with an ensuite shower room and independent climate control.

The rear garden is landscaped with patio and seating areas, and at the front there are two off-road parking spaces. The property enjoys countryside views and comes with the remainder of the NHBC warranty.

Located within walking distance of Blundells School, Tiverton Golf Club and the Grand Western Canal. It also benefits from excellent close transport links, with easy access to Exeter, Taunton, the M5 and Tiverton Parkway with trains to London Paddington in under 2 hours.

Council Tax, Tenure & Services

Council Tax Band - C

Freehold

All Mains Connected

There is an annual management charge of £237.59

Sales Enquiries

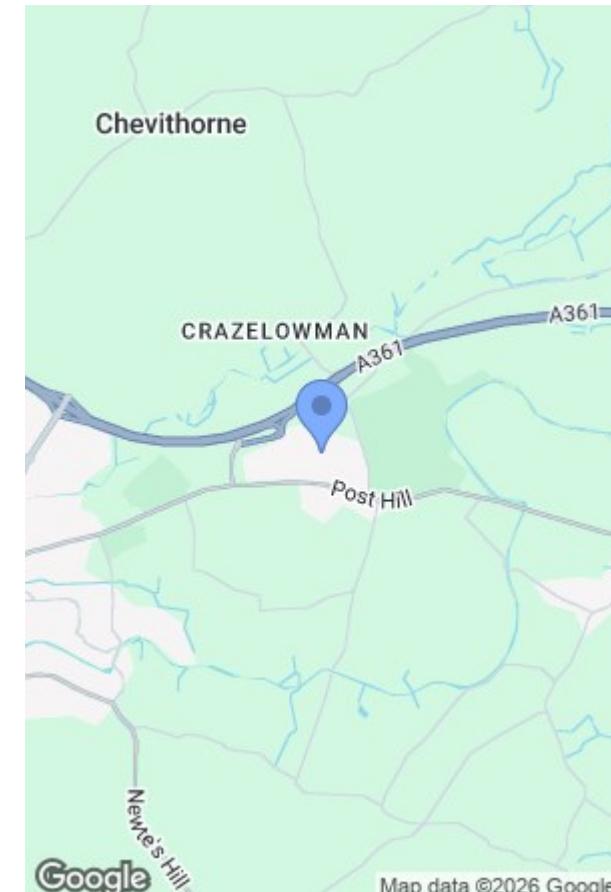
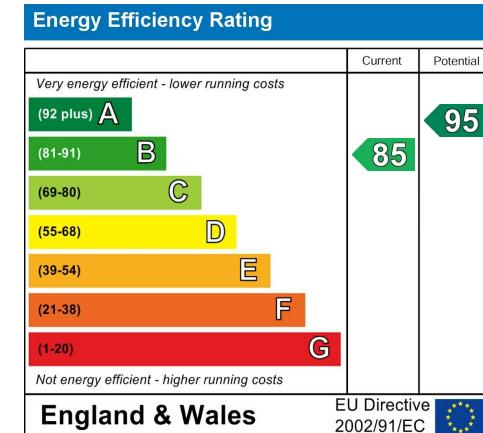
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

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.

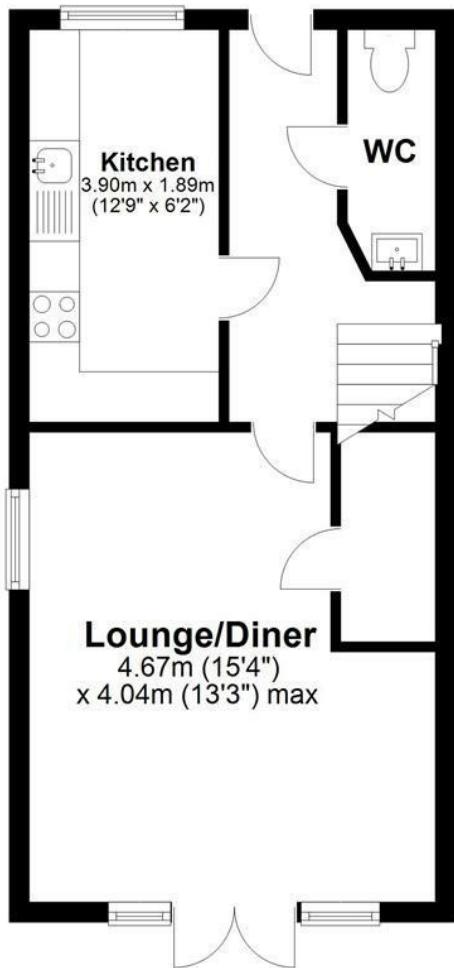






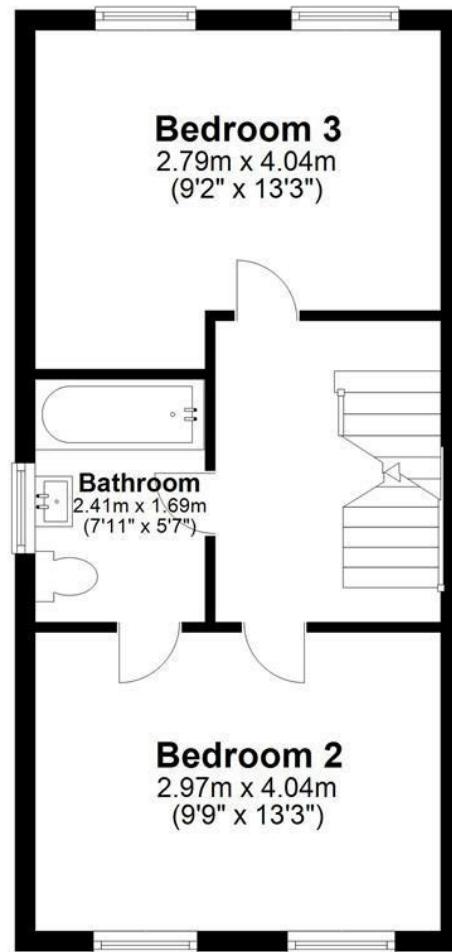
Ground Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



First Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



Second Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 106.0 sq. metres (1141.3 sq. feet)

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