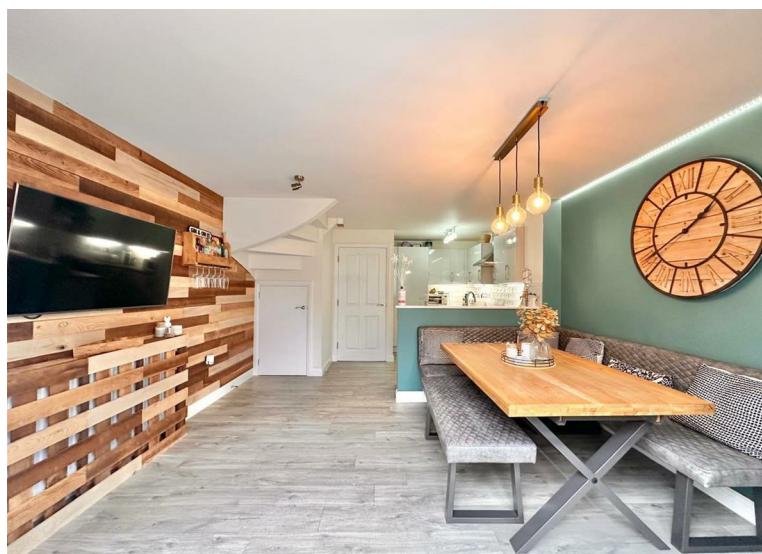




20 Enterprise Avenue, Tiverton, EX16 4FP  
£335,000

Welden  
**Edwards**  
Supporting your every move

*This impeccably finished three/four-bedroom townhouse is situated in the sought-after Braid Park Development. Offering off-road parking for two vehicles and a beautifully landscaped rear garden, this home boasts spacious bedrooms and is meticulously designed for modern living.*



## Description

As you step through the front door, you are greeted by a wide, airy hallway enhanced by light-toned flooring and calming hues. To your right, an expansive double-door storage cupboard provides abundant space for coats and shoes while discreetly concealing the boiler. On your left, you'll discover the dedicated study/bedroom four, the perfect sanctuary for a home office. As you continue along the hallway, you'll find a conveniently located downstairs cloakroom before arriving at the inviting family room at the rear.

The family room is the true centrepiece of the home, showcasing sleek high-gloss kitchen units that facilitate the seamless integration of essential appliances, including a dishwasher, fridge freezer, and plumbing for a washing machine. This open-plan area not only accommodates a sizable dining space but also allows for cosy seating arrangements, creating an inviting atmosphere for both mealtime gatherings and leisurely relaxation. Double doors open onto a delightful patio area that flows into the beautifully designed rear garden, complete with artificial lawn and a dedicated patio seating area—ideal for enjoying casual mornings with a cup of tea or social gatherings with friends.

Moving to the first floor, you'll find a spacious primary bedroom that boasts an ensuite overlooking the tranquil garden. The ensuite features a contemporary white suite with modern grey tiling, complete with a WC, hand basin, and a generous shower enclosure. Adjacent to the primary bedroom, the lounge at the front of the house offers versatility and could easily function as an additional bedroom if needed.

The second floor hosts two more generously proportioned double bedrooms along with a family bathroom, which includes a shower over the bathtub. This exquisitely designed townhouse beautifully marries modern living with comfort, all in a desirable location.

## Council Tax, Tenure, Services

Council Tax Band - D

Freehold

All Mains Connected

There is an annual management charge of : £245.82

Ofcom Broadband Speeds: Superfast 80 Mbps Ultrafast 1800 Mbps

Ofcom Mobile Signal : EE, O2, Vodafone & Three - Limited

Please note: The seller of this property is connected to Welden & Edwards

## 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.

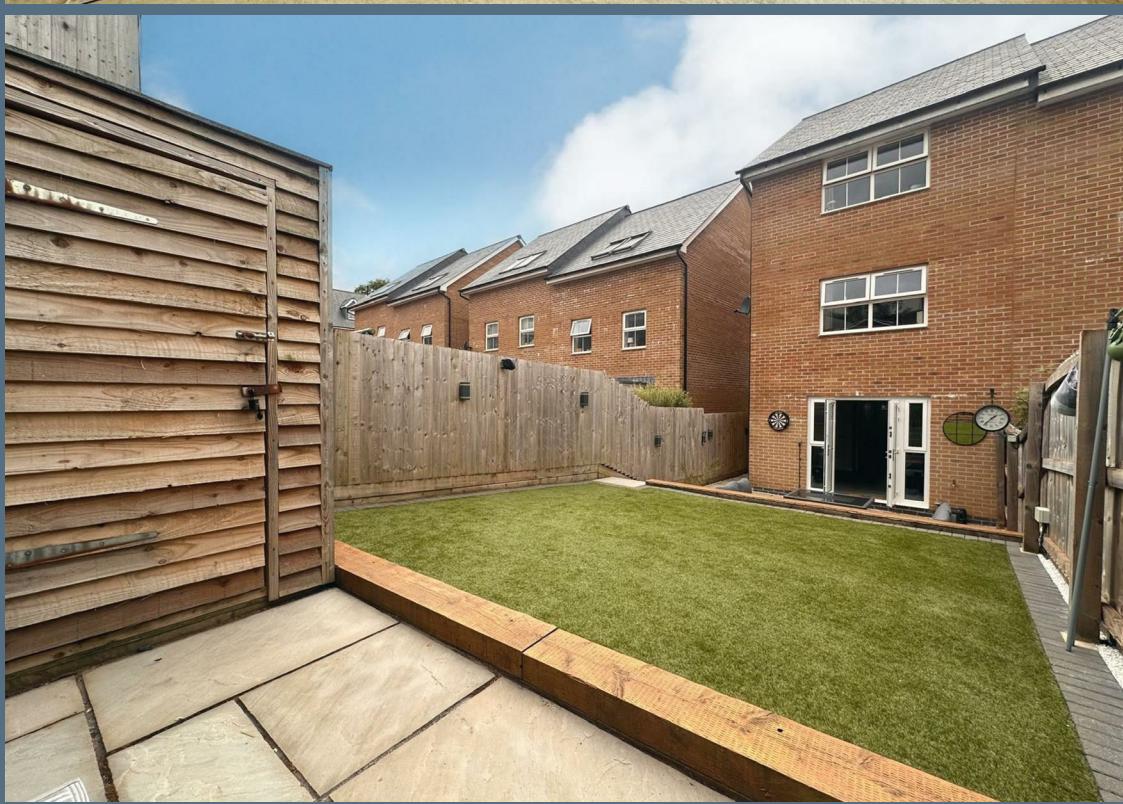
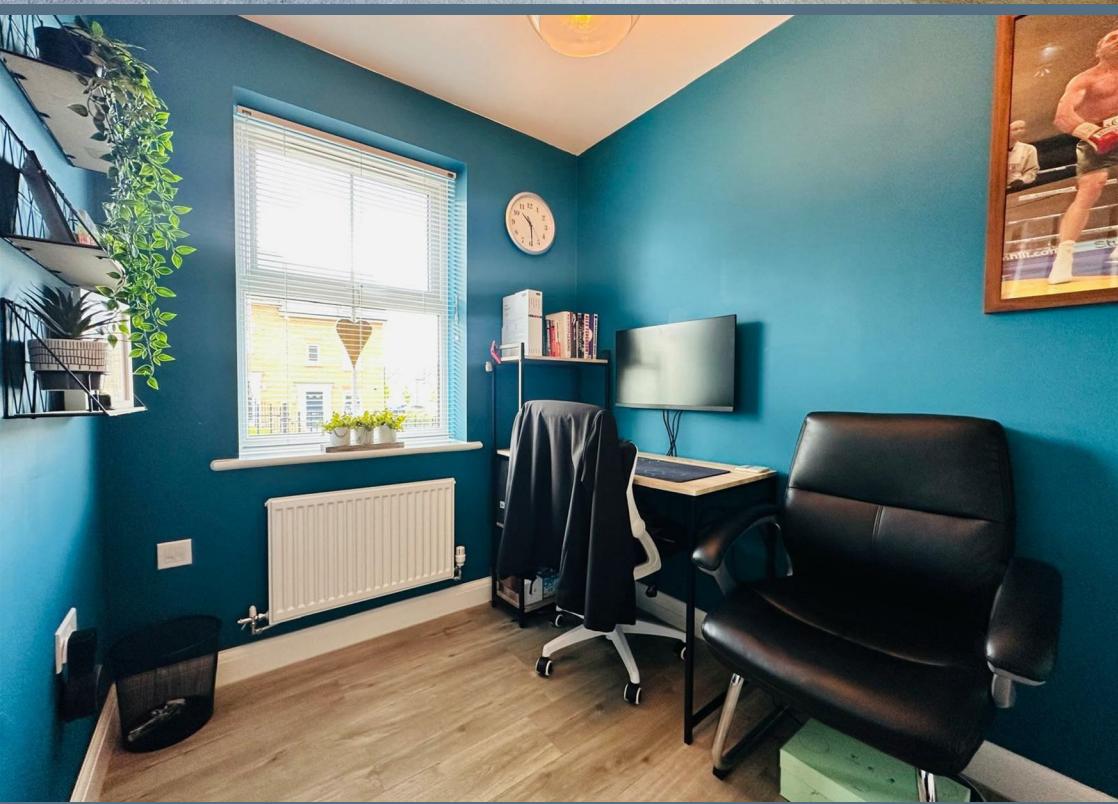
## Sales Enquiries

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).

## 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.

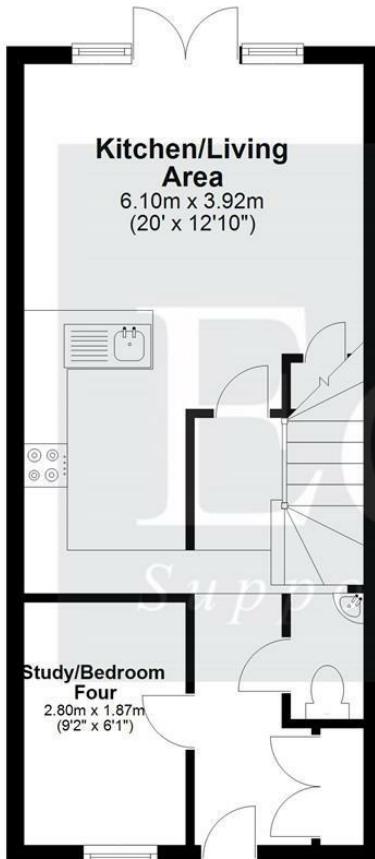






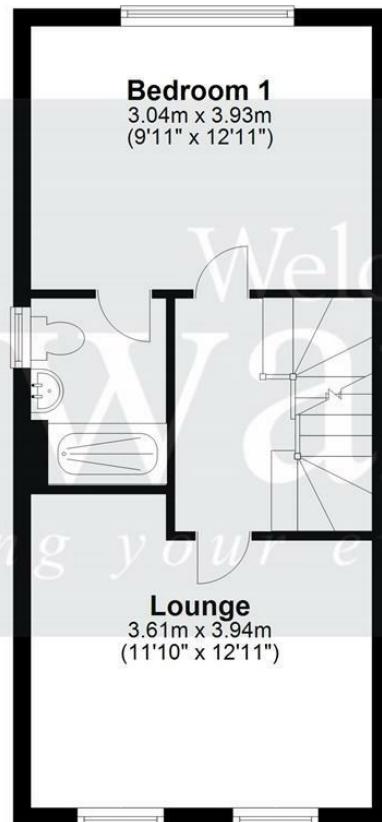
## Ground Floor

Approx. 35.2 sq. metres (379.3 sq. feet)



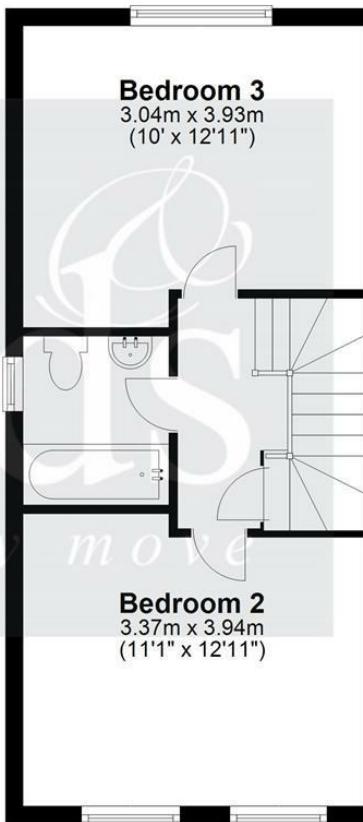
## First Floor

Approx. 35.4 sq. metres (381.2 sq. feet)



## Second Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 106.1 sq. metres (1141.5 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	95	
(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

