



10 Champion Way, Tiverton, EX16 4FH
Freehold
Price £290,000
Council Tax Band - C

Situated in a highly desirable location in the sought-after Champion Way, Braid Park, Tiverton, Devon, this nearly new semi-detached family home in a cul de sac position is perfect for first time buyers or investment opportunity or those looking to downsize. Boasting spacious accommodation with 3 bedrooms, 3 bathrooms and larger than average rear garden, this property offers a perfect blend of comfort, style and desirability.

Built in 2020 as part of the original prestigious David Wilson Homes development, this home exudes modernity and elegance. Spread across 825 sqft, the property features a spacious lounge, a stunning kitchen/dining room with some integrated appliances and French doors opening to a beautifully landscaped west-facing rear garden - ideal for relaxing or entertaining.

The first floor houses two double bedrooms, with the main bedroom benefiting from an en suite shower room, bedroom two with built in wardrobes and a versatile third bedroom perfect for a home office or child's room while the family bathroom provides a bath tub and mains shower over.

Outside to the front the cul de sac is laid with block paving providing two generous parking spaces for large vehicles with the large rear garden laid with astro turf and stunning patio for entertaining.

The property benefits further from uPVC double glazed windows and doors and gas central heating and also the remaining 5 years of an NHBC warranty certificate for your piece of mind.

Braid Park is in a prime spot opposite Tiverton Golf Club, offering easy access to the Grand Western Canal or Tiverton town centre, schools, and amenities with the world renowned Blundell's Public School located within a short walk, or Parkway mainline station offering direct links to Paddington London via bus routes nearby or the M5 leading to Exeter City airport.

This home is not only stylish but also practical and secure and desirable.

Canopy Entrance Porch

A composite entrance door providing access to:

Entrance Hall

A welcoming entrance space featuring a radiator and doors leading to.

Cloakroom



Fitted with a white suite comprising a close-coupled low-level w.c., pedestal wash hand basin with a mixer tap, and tiled splashback. Additional features include a radiator, extractor fan, consumer unit, and vinyl strip flooring.

Sitting Room



A spacious lounge area with two radiators, t.v. and telephone points, under-stairs storage cupboard, and uPVC double-glazed windows to the front aspect overlooking the car park area. Doors lead to:

Inner Lobby

Featuring a radiator and a stairwell with a balustrade leading to the first floor. Door to:

Kitchen/Dining Room

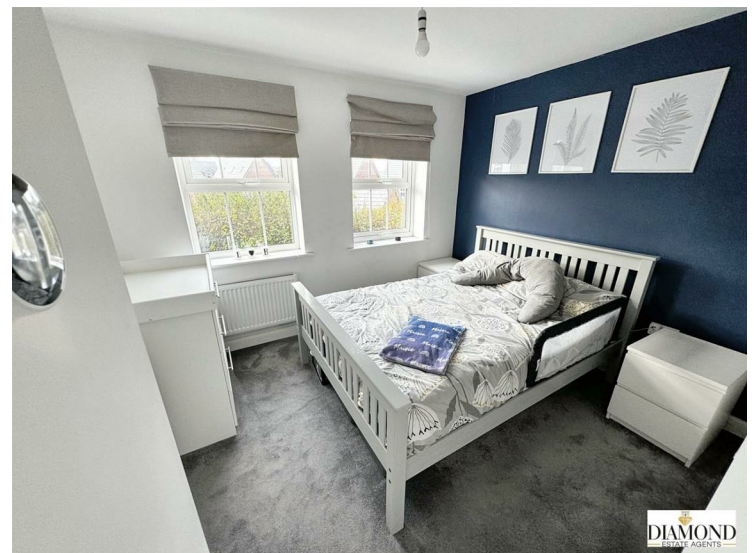


A stunning open-plan modern fitted kitchen comprising of a roll-top work surfaces with matching upturn and tiled splashbacks. Includes a wide range of base units, drawers, and matching eye-level cupboards. Integrated appliances include a Zanussi single electric oven, four-ring gas hob, stainless steel chimney-style cooker hood, and dishwasher. There is also space and plumbing for a washing machine and fridge freezer. The dining area offers ample space for a large table and chairs, with uPVC double-glazed window to rear aspect and french doors opening onto the rear garden.

First Floor Landing

An open landing space with a spindle balustrade stairwell, loft access leading to attic space, and a storage cupboard. Doors lead to:

Bedroom One



A spacious double bedroom featuring a Nest thermostat controller, radiator, t.v. point, and two uPVC double-glazed windows to rear aspect overlooking the rear garden.

En Suite Shower Room



A modern white suite comprising a double walk-in shower cubicle with glass sliding doors and a Mira electric shower. Includes a pedestal wash hand basin with a mixer tap, a close-coupled low-level w.c., a white towel radiator, and vinyl strip flooring. Finished with tiled splashbacks, an extractor fan, and LED lighting.

Bedroom Two



A double bedroom with a radiator, built-in sliding mirrored wardrobes, and a uPVC double-glazed window to the front aspect overlooking the car park area.

Bedroom Three



A good-sized single bedroom featuring a radiator and a uPVC double-glazed window to the front aspect.

Family Bathroom



A contemporary white suite comprising a panelled bath with a mixer tap, mains shower with a rain head, close-coupled low-level w.c., and a pedestal wash hand basin with a mixer tap. Additional features include tiled splashbacks, a white towel radiator, vinyl strip flooring, an extractor fan, and a uPVC double-glazed window to the side aspect.

Rear Garden



West-facing and generously sized, the garden features AstroTurf lawn, an area laid with decorative stones, and a storage shed. Additional features include a large patio.

area, ideal for entertaining and dining, with side access and a side gate leading to the front. The garden also benefits from an external power point and uPVC double-glazed French doors leading to the kitchen/dining room.

Parking

To the front of the property are two allocated parking spaces situated in a private cul-de-sac. The area is block-paved, providing convenient access to the entrance door.

Property Information

The development property owners are liable for an annual management charge of £237.59 for the maintenance of the communal grounds.

The property has mains gas, Electric, water and sewage.

Approx Broadband Speeds: Superfast 80 Mbps - Ultrafast 1000 Mbps - Buyers are advised to make their own enquires for the fastest speed provider.

Mobile Signal in the area provided by EE, O2, Three, Vodafone.

Agent Information

VIEWINGS Strictly by appointment with the award winning estate agents, Diamond Estate Agents

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

PLEASE NOTE Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations, Diamond Estate Agents have to undertake automated ID verification, AML compliance and source of funds checks. As from 1st May, 2024 there will be a charge of £10 per person to make these checks.

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services that we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

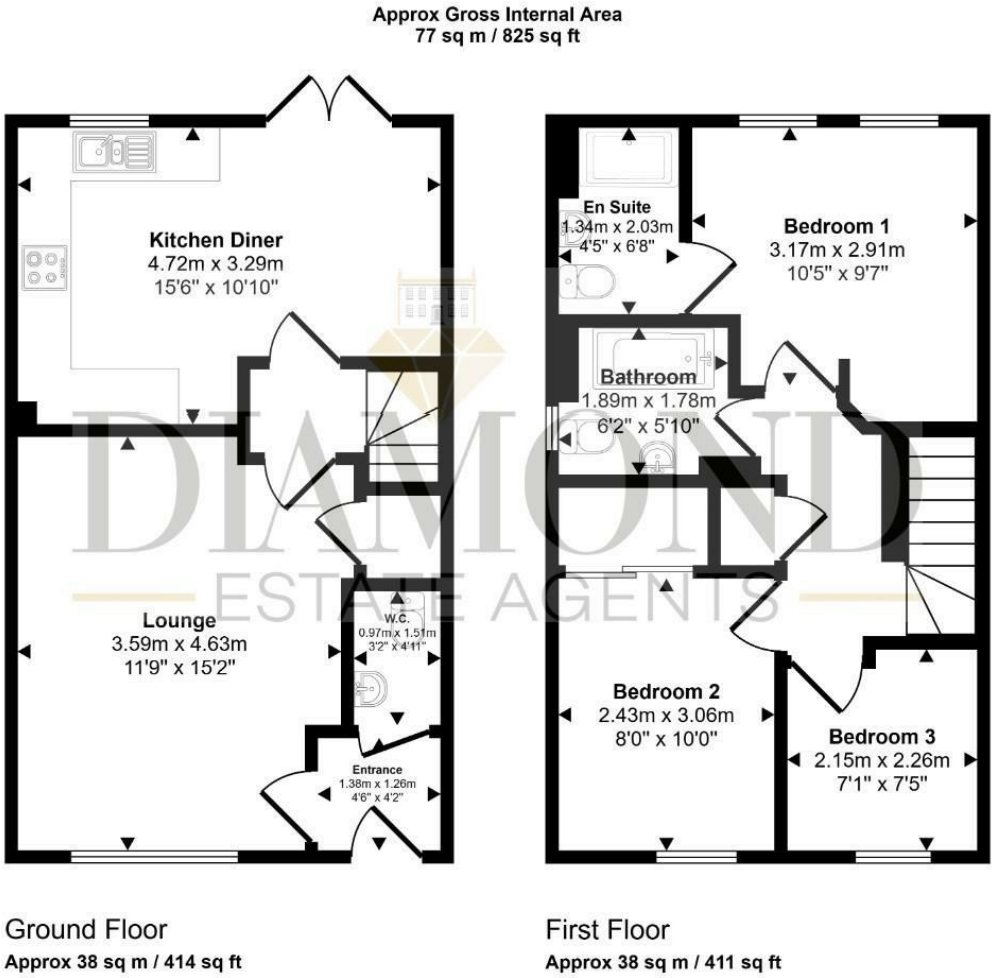
Stamp duty may be payable on your property purchase and we recommend that you speak to your legal representative to check what fee may be payable in line with current government guidelines.

We also refer buyers and sellers to The Levels Financial Services. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of £200 from them for

recommending you to them.

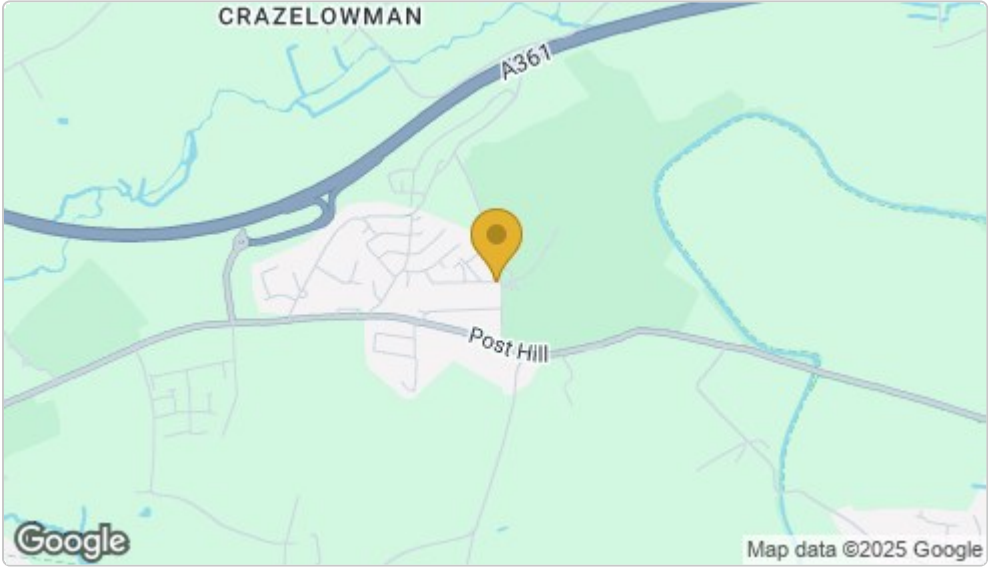
You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Floor Plan

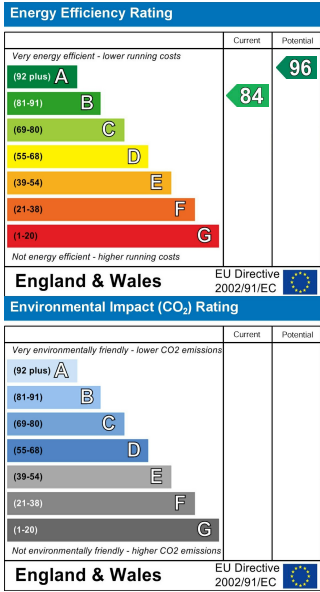


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.